

**TOWN OF CHOCOWINITY**  
**1987 LAND USE PLAN**

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Adopted by the Chocowinity Town Council February 2, 1988  
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# TOWN OF CHOCOWINITY

## 1987 LAND USE PLAN

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## TOWN OF CHOCOWINITY

### LAND USE PLAN

1987

#### I. BACKGROUND

The Chocowinity area was inhabited by native Americans, probably of the Tuscaroran tribe, well before the American Revolution. Early residents of European origin may have come from the Bath area. Historians believe the early pattern of movement in the County involved a river crossing near Bath and then migration upstream on the south side of the river. Many early settlements in Beaufort County developed as port communities along the river and were incorporated as cities and towns in the eighteenth century. In contrast, Chocowinity developed as a crossroads community. The Town was originally called Godley's Crossroads and was not incorporated as a Town until 1959. Its present name is Indian in origin, stemming from the Indian name "Choca-wa-na-teth" which means "Fish from many waters."

In 1773, Parson Nathaniel Blount had a chapel built in Godley's Crossroads. A large one-room school was built nearby and was called "the Big White School House." In 1879 a boarding school was established in the Town. Trinity School, named for Trinity Church (the former Blount's Chapel) educated young men and women in religious studies until its closing in 1908.

The Town developed as a crossroads community at the intersection of two roads and transportation routes still have major impacts on the Town. U. S. 17, a major north/south route in eastern North Carolina, and N. C. 33, intersect in the Town. Two Norfolk Southern rail lines meet in the railroad switching yard found at the Marsden Railroad Station.

The Town appears oriented more towards land-related rather than water-related activities. Land use activities within the Town do have an effect on local water resources however as the Town and its extraterritorial area is drained by the Pamlico River watershed. The center of Town is located a little over two miles from Chocowinity Bay, and less three miles from the Pamlico River itself. Extensive areas of wetlands are found in the extraterritorial area to the north and just outside the one-mile planning limit to the east. Maple Branch has its origin in the southern half of the Town, flowing southeast to join Chocowinity Creek as it empties into Chocowinity Bay. Crawford and Sidney Creeks flow through wetland areas in the northeastern extraterritorial area, and Chapel Branch flows along the extraterritorial boundary on the west.

#### A. Population

Chocowinity is one of seven incorporated areas in Beaufort County. The County itself occupies about 827 square miles of eastern coastal North Carolina and is the eighth largest county in the state (Figure 1, pg. 8.5). The County is rural in nature. Together, forest and farmland account for 92% of all land in the County (Figure 2, pg. 8.6). Most of this acreage is forestland (340,500 acres, 64% of total). Rural developed areas - residential areas beyond city and town limits, crossroad communities, and the like - account for 31,200 acres (6% of total), while urban area account for only 12,000 acres (2% total).

Beaufort County is the second most populous county in the five-county region. In 1985, the County had over 43,000 residents almost twice the population of Martin County which rates number three in population, but less than half the population of Pitt County which ranks number one (Figure 3, pg. 8.7). The County is growing. Between 1970 and 1980 Beaufort County grew by 12%, and in the five year period between 1980 and 1985, the County grew by over 7% (Table 1, pg. 8.1). Population growth is well above that noted for either Bertie, Martin, or Hertford counties. At the same time, the County's growth rate is about half that of urbanizing Pitt County.

Chocowinity is the third largest and fastest growing incorporated community in the County (Table 2, pg. 8.2).



Although the Town has less than half the population of Belhaven, and less than one-tenth the population of Washington, Chocowinity has been growing faster these larger communities in recent years. Between 1970 and 1980, Chocowinity grew by almost 14%. Should the rate of growth noted between 1980 and 1985 continue, by 1990, the population of the Town may be over 1,000 persons.

In 1980, about 12% of Chocowinity's population was over 65 years age, about average for the County and slightly higher than the statewide average (Table 3, pg. 8.1; Figure 4, pg. 8.8). At the same time, those under five years of age comprised only 5% of the population while countywide, those under five years comprised 8% of the population.

Demographers note that the population nationwide is aging. Although figures for Chocowinity are not available, it is assumed that the age structure of Town is following the trend observed state and countywide. In Beaufort County between 1970 and 1985, these 65 and older increased from 11% to 14% of the population. Between 1980 and 1985, the senior population in the City of Washington almost doubled, from 11% to 20% of the County's total population.

Tourism is an important component of the County's economy: Beaufort County realized almost ten million dollars in tourism-related expenditures in 1984. Tourists may effect the daytime population of the Town, especially in summer months, but in

general, tourists have a minimal effect on service demand. In fact, in Chocowinity, it is likely that the changes in the Town's 24-hour population have a greater impact on service demand than seasonal changes in population. Over 700 persons are employed locally. If three-fourths of these workers lived outside Chocowinity, the Town's population would increase over 60% each workday due to the influx workers.

#### B. Housing

The Town's 1980 population was housed among about 275 dwelling units (Table 4, pg. 8.2). About 2.6 persons reside in every household, a slightly lower figure than the average for the County where 2.8 persons occupy every household.

Permits for building in Chocowinity are issued by the County's building inspection department and so data on recent housing starts in Chocowinity itself are unavailable. However, as noted in Table 2 (pg. 8.1) the Town grew by 184 persons between 1980 and 1985. Given a persons per household rate of 2.6, it is estimated that about 70 dwelling units were constructed within the city limits during this period. As of July 1985 then, the Town had about 345 dwelling units. About one-in-four households in the Town are single-person households - typically elderly persons living alone. About 80% of all dwellings in the Town are single-family units, about average for the County and

the region. Over 30% of all dwellings in the Town are rental units, while for Beaufort County as a whole, about 25% of all units are renter occupied.

### C. Economy

About one-in-four persons in the County are employed by manufacturing firms (Table 5, pg. 8.2). Eighteen percent are employed in wholesale and related trade, and 11% are employed in agricultural, forestry, fisheries or mining operations.

In general, although employment, income and retail sales have grown in recent years, the County lags the increase in economic indicators noted statewide. Median family income in the County doubled between 1969 and 1979, but in 1979, median family income in Beaufort County was \$2,300 less than median income statewide. Per capita income in 1984 was 85% that of per capita income statewide (Figure 5, pg. 8.9). County employment has fluxuated, but in general, appears to be increasing (Table 6, pg. 8.3). However the rate of unemployment in Beaufort County was almost 2% greater than unemployment statewide (Figure 6, pg. 8.10). Retail sales have grown and in 1985 the County generated almost three million dollars in retail sales (Table 7, pg. 8.3). Sales in Beaufort County were almost twice that of sales in Bertie, Hertford, and Martin Counties though only two-thirds sales in Pitt County.

Washington is the commercial center of the County, however Chocowinity has a number of commercial enterprises and is home to one of the largest manufacturing firms in the County. Many of the commercial operations are highway-related uses- gas stations, convenience stores and motels. In early 1987, two new restaurants were opened in the Town; one involved new construction; the other reopened a restaurant operation in an existing building.

The Town has six manufacturing firms and several other large employers as well (Table 8, pg. 8.4). The largest local employer is the Singer Furniture Company. The plant employs about 600 persons in its 450,000 square foot plant. Three of the Town's six manufacturing firms are water-related enterprises: two firms are boatbuilders; the other is a seafood processor.

#### Implications

Chocowinity is growing. New people are moving into the Town and the surrounding countryside. The population is aging: the Town has more older people and less younger people than it did ten years ago. The Town has a number of land use concerns: a major highway divides the Town; the community is home to a major manufacturing firm; a proposed new sewer system is likely to ready many areas inside and outside the Town for development.

As Chocowinity continues to grow, the need for proper land use planning increases. The Town already has in place some of the tools necessary to guide land development and is considering adopting more. The Town has a zoning ordinance which can help officials control new construction along its major thoroughfare. The Town has no housing code nor any subdivision regulations, but in the past has considered both. As a result of its land use planning program, in January 1988 the Town will begin the process of developing a subdivision ordinance. Local officials agree that this plan represents a major local effort to prepare the community for the changes it is likely to experience over the next ten years.

Table 1  
REGIONAL POPULATION

County	1960	1970	1980	1985	% Change 70-80	% Change 80-85
BEAUFORT	36,014	35,980	40,355	43,260	12.2%	7.2%
Bertie	24,350	20,528	21,024	21,341	2.4%	1.5%
Hertford	22,718	23,529	23,368	23,924	-0.7%	2.4%
Martin	27,139	24,730	25,948	26,653	4.9%	2.7%
Pitt	69,942	73,900	83,651	95,862	13.2%	14.6%
Region	180,163	178,667	194,346	211,040	8.8%	8.6%
State	4,556,155	5,082,059	5,881,766	6,253,951	15.7%	6.3%

Source: U.S Census; Office of State Budget and Management

Table 2  
COUNTY POPULATION

	1960	1970	1980	1985	% Change 70-80	% Change 80-85
Aurora	449	620	698	719	12.6%	3.0%
Bath	346	231	207	237	-10.4%	14.5%
Belhaven	2,386	2,259	2,430	2,496	7.6%	2.7%
CHOCOWINITY	580	566	644	828	13.8%	28.6%
Pantego	262	218	185	181	-15.1%	-2.2%
Washington	9,939	8,961	8,418	9,419	-6.1%	11.9%
Washington Pk	NA	517	514	553	-0.6%	7.6%
Unincorp. area	22,052	22,608	27,259	28,827	20.6%	5.8%
Total County	36,014	35,980	40,355	43,260	12.2%	7.2%

NA= not available

Source: Office of State Budget and Management

Table 3  
POPULATION AGE STRUCTURE 1980

	Chocowinity		County	State
	No.	%		
0-4 years	31	4.8%	7.8%	6.9%
5-17 years	138	21.4%	21.9%	25.5%
18-24 years	75	11.6%	10.9%	9.8%
25-44 years	171	26.6%	25.8%	28.0%
45-64 years	149	23.1%	20.7%	19.6%
65 and older	80	12.4%	12.8%	10.2%
Total	644	100.0%	100.0%	100.0%

Source: U.S. Census

Table 4  
HOUSING CHARACTERISTICS 1980

	Chocowinity		County		Region	
	#	%	#	%	#	%
Total Households	252	-	14,253	-	67,460	-
Single-person Hshlds	60	23.8%	3,021	21.2%	14,083	20.9%
Total Housing Units	275	-	15,792	-	73,810	-
Single-family Units	213	77.5%	12,501	79.2%	57,853	78.4%
Vacant Units	23	8.4%	1,539	9.7%	6,348	8.6%
Renter Occupied	86	31.3%	3,786	24.0%	23,782	32.2%
Condominium Units	0	0.0%	70	0.4%	412	0.6%
Units w/out plumbing	26	9.5%	1,544	9.8%	7,722	10.5%
Persons/household	2.6	-	2.8	-	3.0	-
Median Value unit	\$24,342	-	\$31,200	-	-	-
Mean Rent	\$120	-	\$101	-	-	-

Source: U.S. Census

Table 5  
BEAUFORT COUNTY EMPLOYMENT 1980

Employment Sector	Number of Employees	% Total Employment	State %
Manufacturing	4,699	24.0%	32.0%
Wholesale & Retail Trade	3,459	17.6%	18.0%
Agriculture, Forestry, Fisheries, Mining	2,123	10.8%	3.6%
Educational Services	1,099	5.6%	8.3%
Construction	1,048	5.3%	6.1%
Health Services	876	4.5%	6.0%
Public Administration	645	3.3%	4.0%
Finance, Insurance, Real Estate, Business, Repair Services	839	4.3%	6.9%
Transportation, Communications, Other Public Utilities	675	3.4%	6.0%
Personal, Entertainment, Recreational Services	621	3.2%	3.7%
Other Professional and Related Services	400	2.0%	3.2%
Not reported	3,136	16.0%	2.3%
Total	19,620	100.0%	100.0%

Source: N.C. Statistical Abstract, Fifth Edition, 1984

Table 6  
LABOR FORCE

Year	Labor Force	Total Employment	Unemployment County	Rate State
1976	18,760	17,610	6.1%	6.2%
1977	19,170	18,090	5.6%	5.9%
1978	20,310	19,450	4.2%	4.3%
1979	19,710	18,760	4.8%	4.8%
1980	20,750	19,620	5.4%	6.5%
1981	21,870	20,470	6.4%	6.4%
1982	21,550	19,310	10.4%	9.0%
1983	20,720	18,520	10.6%	8.9%
1984	21,000	19,430	7.5%	6.7%
1985	19,320	18,130	6.2%	5.4%
1986	19,490	17,870	8.3%	5.3%

Source: Office of State Budget and Management;  
updated by Employment Security Commission

Table 7  
RETAIL SALES (\$,000's)

Fiscal Year	BEAUFORT	County			
		Bertie	Hertford	Martin	Pitt
1975	135,562	36,101	76,279	73,027	278,382
1976	159,530	40,880	87,539	82,899	318,493
1977	177,795	43,819	100,540	93,249	349,637
1978	191,566	46,491	102,848	93,359	372,759
1979	219,683	52,440	108,696	97,633	426,912
1980	223,745	50,996	120,747	103,241	462,937
1981	254,858	54,336	123,021	109,607	516,284
1982	258,037	57,818	133,807	114,041	542,045
1983	249,857	59,865	141,145	116,978	578,843
1984	277,511	61,667	162,367	123,998	694,144
1985	289,045	64,487	166,839	125,435	735,826
1986	314,513	62,199	169,259	137,241	831,083
Chg. 75-85	113.2%	78.6%	90.6%	71.8%	164.3%

Source: Office of State Budget and Management (1975-84)  
and N.C. Department of Revenue (1985, 1986)



Table 8  
MAJOR AREA EMPLOYERS as of 4/87

Firm Name	Product/Service	Employment Range
Chocowinity schools	Public education	110-120
Food King	Supermarket	35-40
Fountain Power Boats	Power boats	20-50
Osprey Seafood	Seafood products	50-100
Outer Banks Industry	Metal fabric.	20-50
Privateer Manufact.	Boats	20-50
Singer Company	Furniture	550-600
Skats	Restaurant	25-30
Tidewater Equipment	Logging equipmt	20-50
WITN-TV	Communications	70-80

Source: 1985-86 Directory of N.C. Manufacturing Firms,  
updated by Mid-East Commission

N. C. Counties



Figure 2

## Beaufort County

Land Use 1986

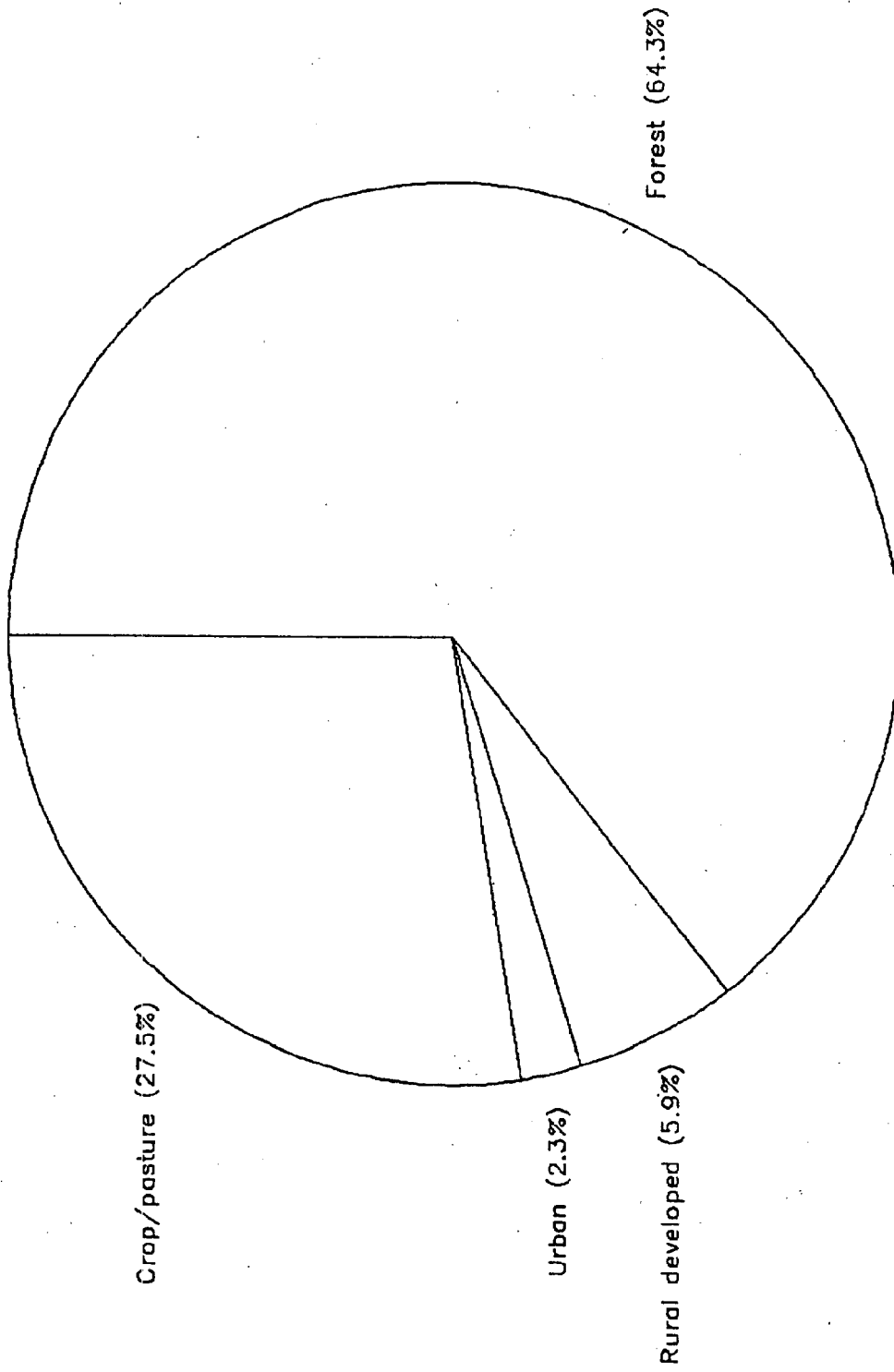


Figure 3

## Regional Population

1960-1985

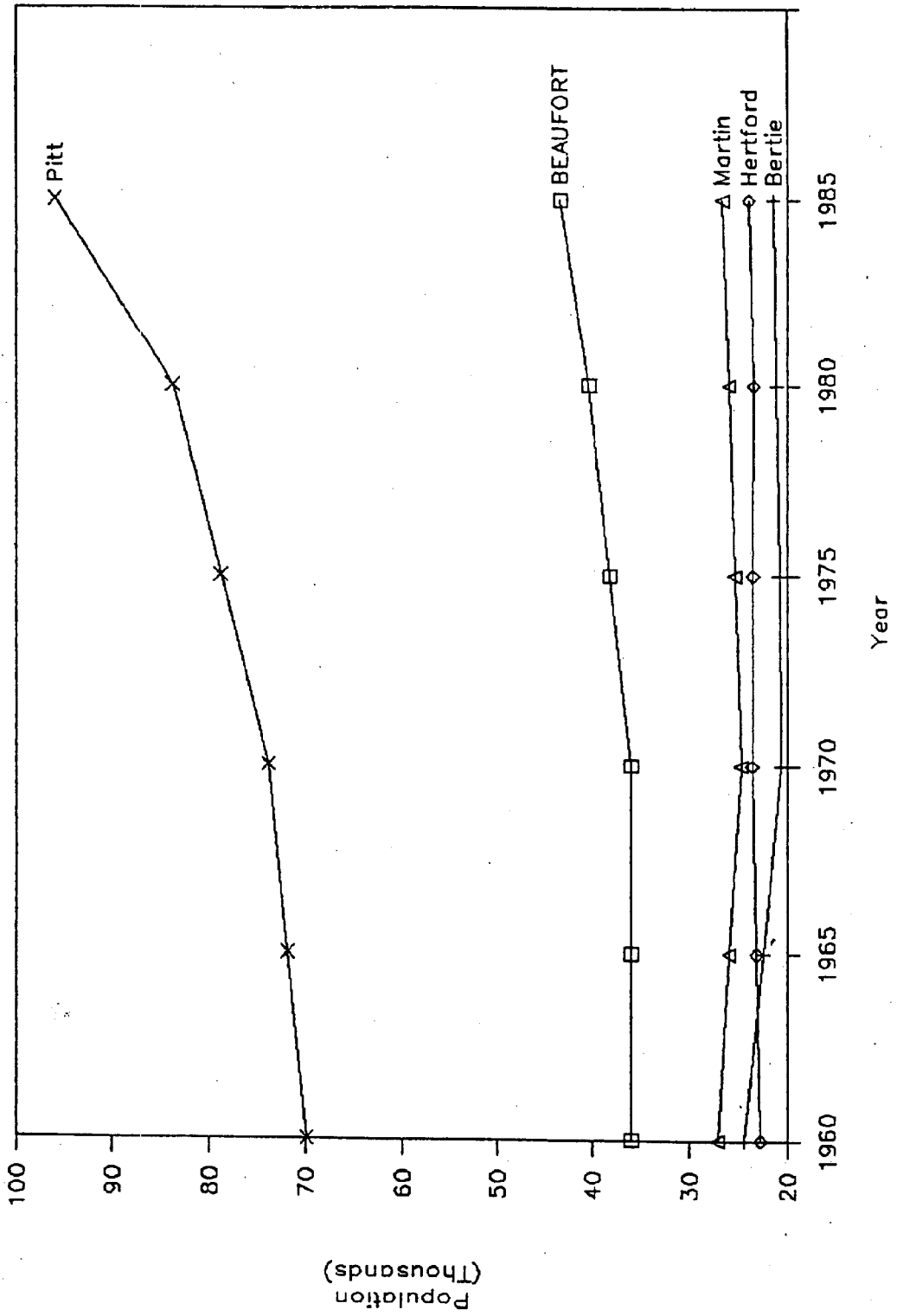
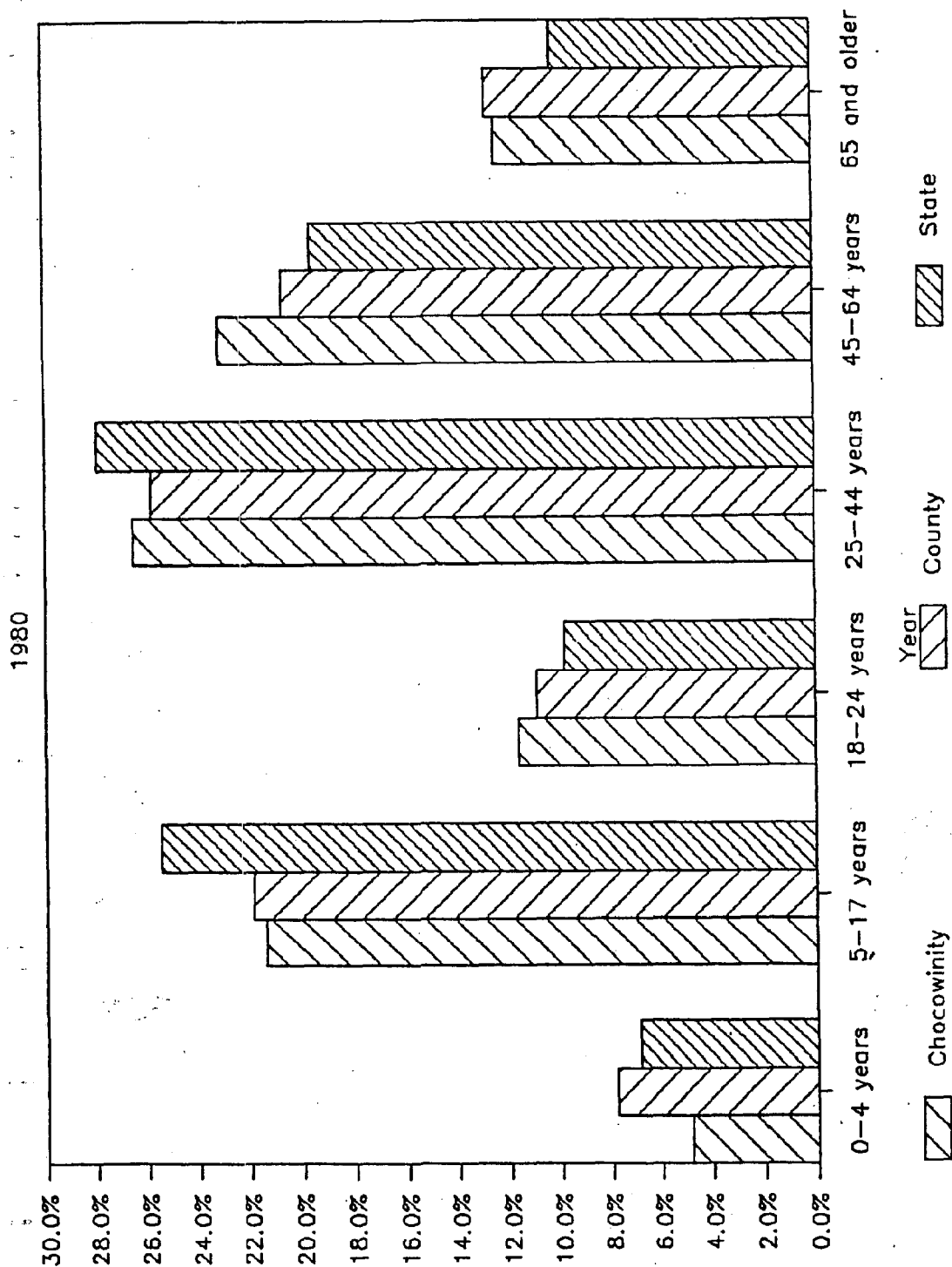


Figure 4

# Population Age Structure

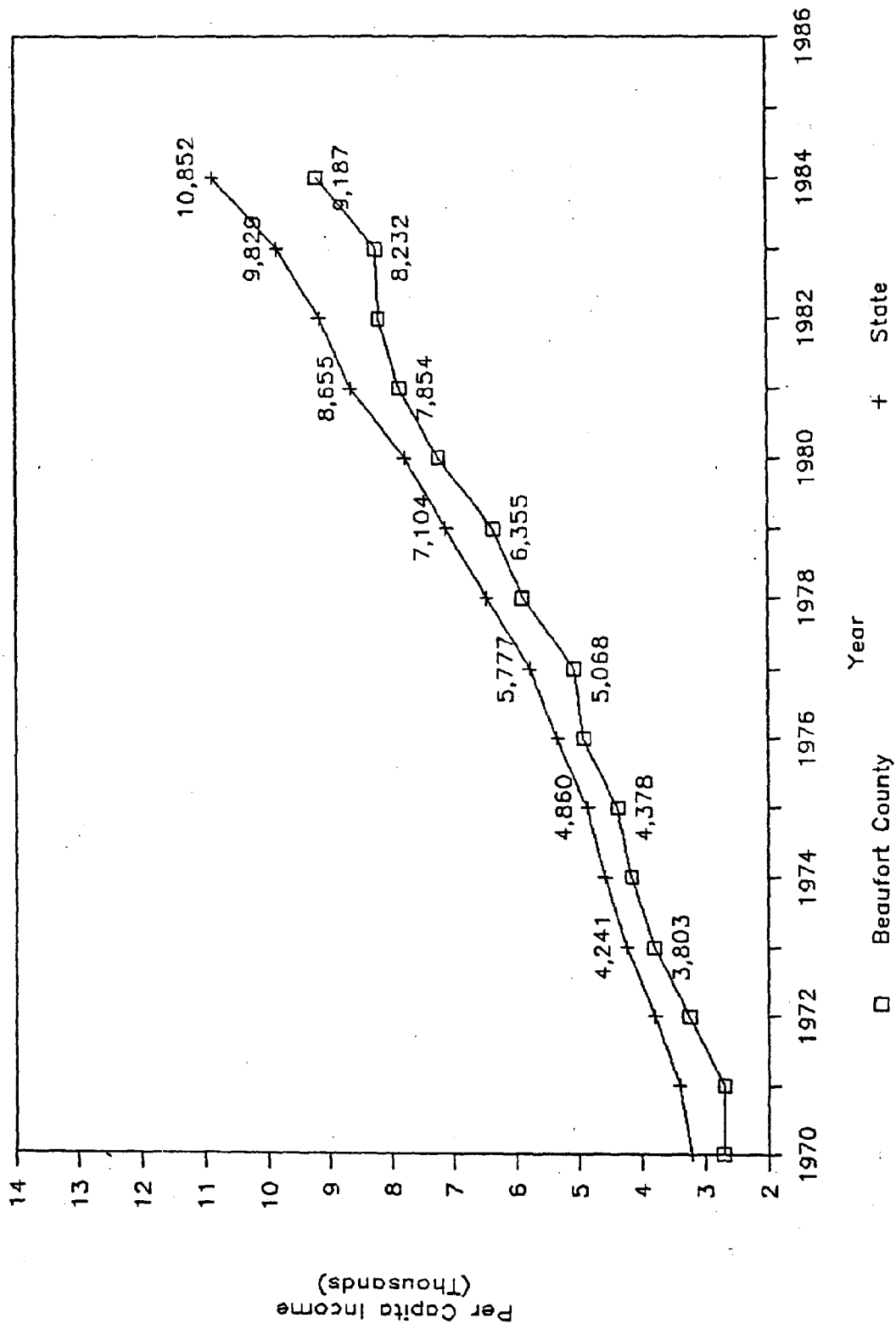


Source: U.S. Census

Figure 5

# Per Capita Income

1970-1984

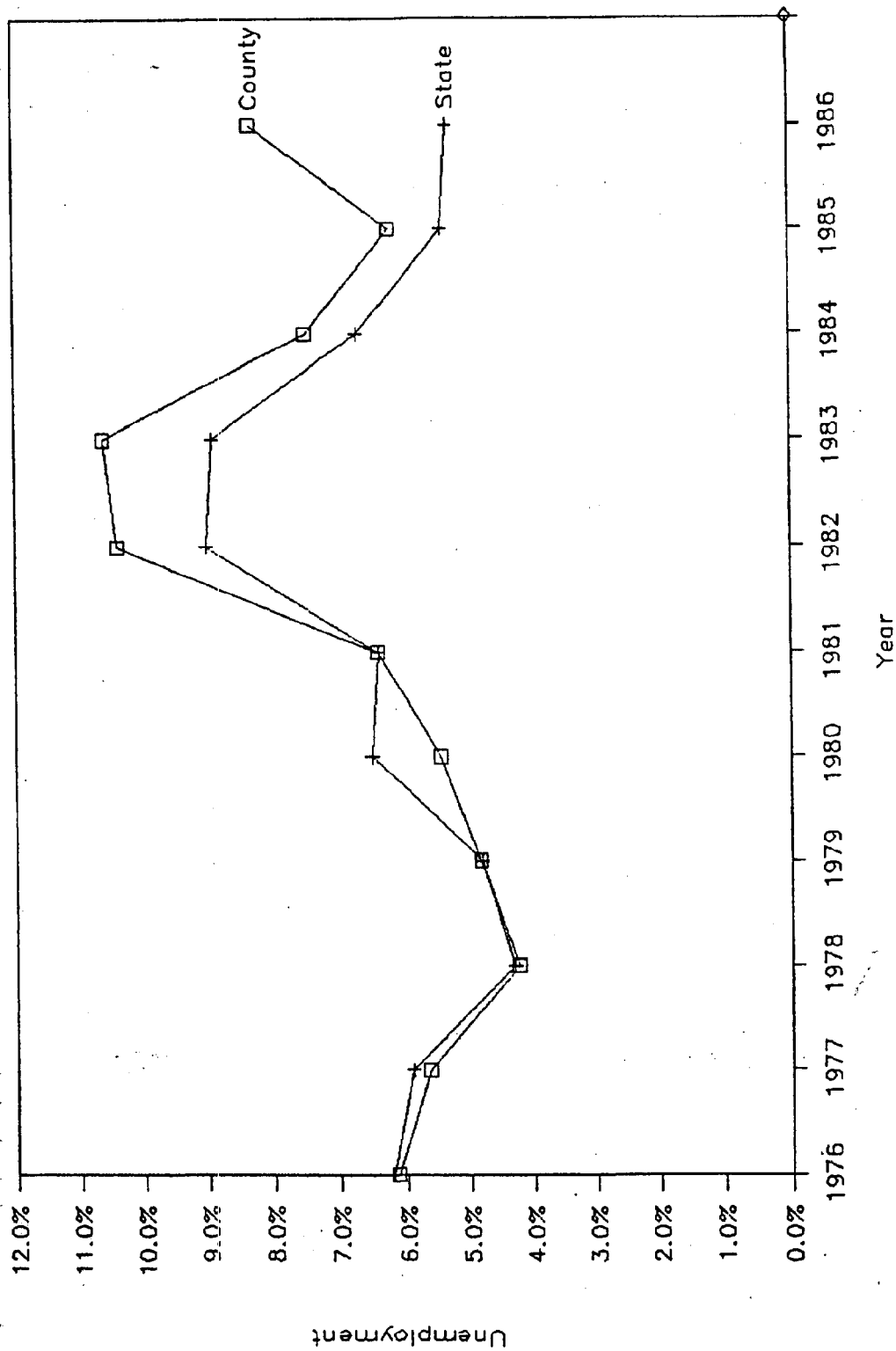


Source: Office of State Budget and Management

Figure 6

# Unemployment Rate

1976-1986



Source: Office of State Budget and Management, and  
Employment Security Commission

## II. LAND USE

### A. Existing Conditions

The Town encompasses an areas of about one and a quarter square miles. Including the extraterritorial area, the Chocowinity planning area covers more than five square miles of Beaufort County. As shown on the Map of Existing Land Use (pg. 30.3), the planning area is eliptical in shape. U. S. 17 bisects the area into northern and southern halves. N. C. 33 intersects U. S. 17 in the center of Town and divides the area into eastern and western halves.

Most of the area within the City limits has been developed. Most development is residential in nature, however there are also many commercial and industrial uses for a community of 830 persons. U. S. 17 eastward from the intersection of N. C. 33 is primarily commercial in nature although some residential dwellings are found interspersed among commercial operations. Many businesses have taken advantage of their highway location and have large parking lots fronting the roadway and fairly large on-premise signs. Along the highway are retail operations: a mobile home sales lot, gas stations; service enterprises: a dry cleaning establishment, and a bank; and the headquarters of WITN-TV is also located along the roadway. In addition, several large commercial enterprises are found along N. C. 33 to the north. Just north of the railroad tracks is a Red and White Grocery; further north along N. C. 33 is a Food King supermarket,



a Family Dollar Store and an antique store. A number of other commercial areas are found in scattered locations throughout the planning area.

The Town has a large industrial area adjoining the rail line east of N. C. 33. Norfolk Southern Railroad has a switching yard and rail station here, and Singer Furniture has a large manufacturing operation just north of the rail yard between the railroad and Mill Road.

A considerable amount of residential development has occurred outside of Town to the south off N. C. 33. A large residential area has developed in the southwest corner of the planning area along S. R. 1136 and S. R. 1149. There are a number of mobile home developments. Several of these are within the Town limits: one on North End Avenue; another along N. C. 33 across from the Red and White food store. The largest mobile development in Town is the Modern Aire Trailer Park on S. R. 1142 south of U. S. 17. The Crawford Mobile Home Park is in the extraterritorial area on Gray Road (S. R. 1136), and the Harris Acres development is found just within the extraterritorial area off U. S. 17. The Elks Mobile Home Park, a large mobile home subdivision, is on S. R. 1143 just west of the railroad line. Most residences are single-family dwellings; the U. S. Census noted that about three-quarters of all dwellings in the Town in 1980 were single-family units. The planning area does contain

one multifamily development located in the Town's extraterritorial area. The Mid-East Regional Housing Authority has constructed Barnes Court, a 20-unit development, northwest of Town off N. C. 33.

There are a number of institutional areas in the planning area. There are several churches located both inside and outside the Town limits. The Town Hall, fire department and the U. S. Post Office are all found on U. S. 17 in the east half of Town. On U. S. 17 just west of its intersection with N. C. 33 is Chocowinity High School (serving grades 5 through 12), and the Chocowinity Primary School is located in the extraterritorial area on S. R. 1136.

Over ninety percent of the extraterritorial area is undeveloped. Much of this land has been cleared for agricultural and the planning area still contains many active farms. Wooded areas are found scattered between cleared fields and much of the area south of S. R. 1136 and adjoining N. C. 33 to the south is wooded.

#### **B. Recent Development and Future Growth**

There have been few changes in land use since 1981. Scattered residential development has occurred along existing roads. Subdivision has been limited to mobile home park development: both the Harris Acres mobile development and the mobile

home park adjoining Evergreen Estates on S. R. 1143 have been developed since 1981. The Food King supermarket on N. C. 33 and the Skats restaurant on U. S. 17 are examples of recent commercial construction. There is currently a proposal for construction of a shopping plaza on vacant land adjoining the Food King store. Multifamily townhouses are also to be constructed as part of this project. Currently the Town offices are located in the fire station. Town officials would like to construct a Town Hall building on Town-owned land just north of the fire station and develop a parking area between the proposed Town Hall and the fire station. Similarly, the Town would like to acquire vacant land to the rear of the fire station for recreational purposes. Assuming adequate funding, a playground, tennis courts and a ballfield would be constructed.

Local development has been severely limited by lack of septic alternatives. The Town has no public sewer system and poor soils make the siting of in-ground systems difficult. To meet regulatory guidelines, some developers in recent years have had to spend tens of thousands of dollars to install or expand in-ground systems. Should the Town obtain funding for construction of a sewage treatment system, it is likely that both residential and commercial development will increase. With U. S. 17 bisecting the community, the Town would appear attractive for new commercial development. Similarly, the area

appears ripe for residential development, being only about 25 miles from the growing Greenville area and just across the river from the City of Washington. Until a public system is constructed however, growth will be fairly slow, constrained by poor conditions for in-ground septic systems.

#### C. Land Use Concerns

Problems with failing septic systems are a continuing concern in Chocowinity. Many areas, especially in the center of Town, have experienced severe problems with septic failures; some of these problems are on-going. Future commercial and industrial development and even large-scale residential development will be limited by the lack of public sewage; construction of many new large in-ground systems is likely to be cost-prohibitive. The Town is currently seeking funding to assist in construction of a public treatment system. Until septic alternatives are developed, the rate of local development will be slow, and the Town must deal as best it can with the continued failure of in-ground systems.

U. S. 17 is a major north/south route in eastern North Carolina. The highway divides the Town into distinct northern and southern halves. It is difficult to cross the heavily-travelled four lane highway by foot. The highway is a major truck route. Large logging trucks and trucks carrying industrial

chemicals create noise; public safety is a concern should an accident occur. The highway has also attracted strip commercial development. Many of the business along the highway have large parking lots fronting the roadway. There have been a number of accidents from vehicles entering and exiting the many driveways along the highway and many signs have been erected both on and off-premise. The Town is currently concerned with an area just outside its extraterritorial boundary to the east where a number of large billboards have been constructed. This area appears to be outside the planning jurisdiction of both the Town and the City of Washington and so no sign controls are in effect.

Local officials are also concerned over the possibility of rail accidents at the Norfolk Southern rail yard. The Norfolk Southern line serves a number of industrial areas including the Texasgulf plant near Aurora. Some of the trains carry hazardous materials. A chemical spill could contaminate land and water resources. Should an accident occur, public health and safety could be threatened by risk of explosion or fire.

#### **D. Development Controls**

Land development in the Town is controlled by a variety of local, state and federal regulations. Plans and policies enacted by the Town, the County and various state agencies influence local and use decisions as well.

## 1. Regulatory Controls

Local ordinances controlling land use decisions are described below. State and federal regulations that control land uses are listed in Appendix A.

The Chocowinity Zoning Ordinance was adopted in 1982.

Subdivision Regulations are currently being developed by the Planning Board.

Mobile Home Park Regulations are included in the zoning ordinance.

Floodplain Regulations have not been adopted locally although floodplain regulations are enforced in the extra-territorial area. The Town itself has never been mapped by the Federal Insurance Administration.

Septic Tank Regulations in effect are those promulgated by the state and enforced by the County Health Department.

A Noise Ordinance has been adopted locally.

The State Building Code is enforced by the County Building Inspector.

A Housing Code has not been adopted locally.

## 2. Development Plans

The state's Transportation Improvement Program (TIP) lists one project currently underway that may effect development in the Chocowinity area. The state is now widening U. S. 264 from the City of Greenville to the City of Washington from two to four-lanes. The project is scheduled for completion in the fall of 1987. Completion of the project may increase the likelihood of residential development in western Beaufort County. The Greenville area is growing. Some officials suggest the

Washington area may become a bedroom community of Greenville as many people working in Greenville may choose to live in Beaufort County, now a 30-minute drive on a new four-lane road.

The Town has no official Capital Improvement Plan, although local officials are now considering devising one. The Town has however, been setting money aside for a sewage treatment system and is willing to commit \$200,000 as its share of project costs. The Town is applying for Community Development Block Grant (CDBG) funds for housing improvements. The Town's Recreation Committee prepares local Recreation Plans. The Town currently maintains a playground on land leased from the High School and the Committee operates a summer recreation program there. The committee would like to expand recreational opportunities by acquiring vacant land in back of the Town's fire station. Facilities to be provided would include playground equipment, tennis courts and a ballfield. Reconstruction in the event of a natural disaster would be directed by the County's storm plan Before the Storm in Beaufort County: Avoiding Harm's Way.

### 3. Development Policies

The Town has no official Utilities Extension Policy. The Town has an unofficial policy not to extent water service if by doing, water demand will exceed 50% of total production.

The Town's 1981 Land Use Plan contains the major policies used to guide land development in the Town over the last five

years. As a first step in preparing the Town's 1987 land use plan, planners evaluated how far the Town had come in achieving the goals set in 1981. By evaluating the objectives and implementation actions of the 1981 program, planners hoped to make the Town's 1987 plan a more effective document.

The 1981 plan set out 13 development objectives and outlined a five-year action program containing 16 items. Planners noted that the Town had taken action on most of the items in its five-year program and concurred that the Town's most important development objectives had been achieved. As suggested in the 1981 plan, Chocowinity assisted the County in preparing its hurricane evacuation plan and now participates in the County's flood insurance program. The Town has applied for, though not received, funds for community development through the state's Community Development Block Grant program. The Town has continued to support plans for a local wastewater treatment system and is currently in the final stages of securing assistance in funding construction. Two items appearing in the 1981 action program will be part of the Town's 1988 planning program: development of subdivision regulations and an annexation feasibility study.



## E. Development Constraints

### 1. Land Suitability

Several physical factors constrain land development in the Chocowinity area. Physical constraints can be classified into one of three categories: physical limitations, fragile areas, and areas of resource potential.

Physical Limitations for Development. A variety of factors determine the suitability of land for development. These include soils and subsoil conditions, topography, potential for flooding, and existing land uses in the development area.

As shown on the Map of Land Use Constraints (pg. 30.4), there are several areas outside of Town subject to flooding. The Federal Insurance Administration (FIA) has defined the Zone A floodplain as those areas which have a 1% or greater chance of flooding in any year. In communities such as Chocowinity which participate in the National Flood Insurance Program, the lowest floor of residential buildings must be elevated at or above base flood level as determined by FIA; non-residential structures can be flood-proofed instead. Most of the extraterritorial area east of Town toward the river has been identified as Zone-A floodplain. A long narrow flood-prone area is found outside of Town adjoining Chapel Branch west of S. R. 1157 and S. R. 1143. To the south of Town, floodplain adjoins Maple Branch and its tributary, and a fairly large flood-prone area is found south of S. R. 1136 adjoining Chocowinity Creek. Over 95% of the

area's Zone-A floodplain is found outside the Town's corporate limits. The only flood-prone area in Town is found along Maple Branch in the area of Chocowinity High School.

The presence of poor soils can also limit the development of land resources. Soil conditions determine the suitability of the land for in-ground sewage disposal systems. Before land can be build-on the stability, bearing capacity, and erodibility of the soil must also be considered. The major soils found in the Chocowinity area are listed in Table 9 (pg. 30.1).

As shown on the Chocowinity Area Soils Map (pg. 30.5), much of the planning area is comprised of the Craven-type soils 5A and 5B. These are moderately well-drained soils on uplands. These soils are highly acidic and permeability is slow. Leaf loam (85) is another common soil type in the Chocowinity area. This is a nearly level, poorly drained soil on uplands. Like the Craven soils, Leaf loam soils are very strongly acidic and have a very slow permeability. All three of these soil types are poorly suited to urban uses due to their slow permeability and wetness. In fact, slow permeability and wetness are characteristic of many soils in the area. As shown in Table 9, ten of the area's 16 soil types have severe limitations for building construction, primarily due to their wetness. The slow permeability or "tightness" of the area's soils makes the siting of in-ground sewage treatment systems difficult. According to the Soil

Conservation Service, only three of the area's sixteen soils types are considered suitable for in-ground systems; the remaining thirteen have been identified as having severe limitations for septic tank absorption fields. Failing septic systems have been a common problem in the Town. Installation of new systems, capable of treating waste from commercial or other high-demand uses, have been a major expense in recent development projects. Until a public treatment plant is constructed or an alternative to traditional in-ground technology is developed, poor soils will be the major constraint to development in the Chocowinity area.

The area has no steep slopes that might constrain development. The terrain varies from flat, flood-prone areas to gently rolling hills. The only man-made hazard that might impose development constraints is the Norfolk Southern rail line. An accident involving a train carrying hazardous materials poses severe risks to development that occurs near the rail line or the switching yard.

Many communities are now adopting regulations to control development in the recharge area of public water supply wells. A considerable amount of development has already occurred near one of the Town's two public wells. Residential uses surround the Town's well off Edgewood Drive. The area around the Town's other well off Hughes Street is undeveloped. The well is about 200 yards from the rail line. Officials have expressed concern

over possible contamination to water supply in the event of a rail accident.

Fragile Areas. Wetland areas border the planning area on the north and east. Wetland areas in the northern extraterritorial area are swamp wetlands under the jurisdiction of the U. S. Army Corps of Engineers. Section 404 of the Clean Water Act specifies that before any dredging or filling activity can be initiated in freshwater wetland areas, a permit is necessary from the Corps. Wetland areas are also found adjoining Chocowinity and Sidney Creeks in the eastern extraterritorial area. Most of these wetlands, especially those upstream, are freshwater wetlands under jurisdiction of the Corps. In downstream areas, pockets of coastal wetlands are found. Coastal wetlands are considered Areas of Environmental Concern, and development activities in these fragile areas is regulated by the state Division of Coastal Management. As most of the wetlands within the Town's one-mile jurisdiction are in upstream areas site specific investigation is necessary to determine the extent and location of these coastal wetlands.

The North Carolina Natural Heritage Program has identified the lower part of Chocowinity Creek, north of N. C. 33, as being one of five areas in Beaufort County containing unique natural communities or rare geologic features. According to state naturalists, the area is an important transition area from creek

to fresh water marsh which ultimately widens into estuary at the Pamlico River.

The Chocowinity area also holds two structures noted for their historic and/or architectural significance. The state Department of Cultural Resources has identified Trinity Episcopal Church and the Colonial James Reading Grist House as being important historic structures in the Chocowinity area. Trinity Church is located on the south side of N. C. 33, one-quarter mile west of its junction with U. S. 17. The Church is thought to be the fifth oldest church in North Carolina. It was built for Nathaniel Blount in 1773 on his return from England and ordination into the Anglican ministry. The church was constructed in a simple colonial style and features a fan-shaped window over the front. Blount served as rector of the church for 43 years. To protect the structure from vandalism, the church was moved from its original location outside of Town on N. C. 33 to inside the city limits in 1938. State officials have no record of any archaeological sites in the Chocowinity area, however a complete survey of the region has never been conducted. The Grist House is located on the north side of S. R. 1143, one mile north of its junction with N. C. 37. At one time, another local building, the Bright House, was listed on the state's inventory of historic structures however this building no longer exists.

Areas of Resource Potential. State forests and parks, private game preserves, and areas underlain with valuable mineral deposits are considered areas of resource potential. No such areas have been identified in the Chocowinity region. However, a very large portion of the land in the extraterritorial jurisdiction is comprised of prime farmland soils. In the Chocowinity area, soil types AtA, CrA, CrB, GoA, and StA are considered prime farmland soils, and areas containing these soils are considered areas of resource potential. Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources. Farming these soils usually results in the least damage to the environment. Agronomists note that prime farmland is of major importance in providing the nation's short and long range needs for food and fiber. Yet the acreage of high-quality farmland is limited and so preservation of prime farmland has become an important objective national agricultural objective. Agricultural officials are attempting to discourage development on prime farmland. The Farmers Home Administration will not loan money for projects where building will occur on areas of prime farmland. Agricultural planners agree that development should be directed to areas of non-prime soils and that areas of prime farmland are best reserved for agricultural purposes.

## 2. Facility Limitations

As a community grows, service demands increase. More police and fire protection may be needed; additional classrooms or schools may be necessary. Demand for public water and sewer service increases. Planning for future service demands helps to avoid shortfalls in the provision of public services. Development can be severely constrained when the demand for vital services such as water and sewer, exceeds supply.

Chocowinity has been growing in recent years, at a faster pace than any other community in Beaufort County. Between 1970 and 1985, Beaufort County grew by over 20%. Most of that growth occurred in areas outside of cities and towns; most incorporated communities grew very little during that period. Between 1970 and 1980, four of the County's seven incorporated areas lost population. In contrast, between 1970 and 1985, the Town of Chocowinity grew by almost 30%.

The Town will continue to grow over the next decade. Beaufort County as a whole is expected to grow by over 17% between 1985 and 1995, growing over 9% between 1985 and 1990 (Table 10, pg. 30.2). Growth in Beaufort County is expected to be greater than any county in the region over the next decade. While Pitt County is projected to grow by 12% by 1995, and the State as a whole by 10%, demographers predict Beaufort County will grow by over 17%.

The population of Chocowinity will grow over the next ten years but to a very great extent, the rate of growth is contingent on the construction of a local wastewater treatment system. The rate of growth noted between 1980 and 1985 is likely to continue through 1990. Under this scenario, the Town will grow by about 30% between 1985 and 1990 and have a population of about 1,080 persons by 1990. Based on County population forecasts, the rate of population growth should slow between 1990 and 1995. Assuming a 20% increase in the Town's population during this period, by 1995, the Town would have a population of 1,300 persons. Construction of a wastewater treatment system and annexation of residential areas in the extraterritorial jurisdictions would increase the rate of population growth. Annexation could add 100 persons to future population estimates. Sewer construction could add many more. Development of many lots in Town and in the extraterritorial area is severely constrained by soils unsuitable for septic systems. Installation of a public sewer system would open these areas for development. Increased local development could then increase the growth rate up to 50% from projections based on historic trends. Should the Town have a sewage treatment system in operation by 1990, by 1995 the Town could have a population of almost 1,500 persons.

The trends in population change noted in the past decade will continue through the 1990's: percentage-wise, Chocowinity



and all Beaufort County will have more older persons and less young persons than in the past. In 1985, 30% of the County's population was under nineteen years of age. That percentage is expected to decline slightly to about 28.5% by 1995 (Table 11, pg. 30.2). In contrast, the percentage of the population 65 and older is expected to increase slightly from 13.5% in 1985, to 14.5% by 1995.

Water Service. Over 99% of all properties within the corporate limits are serviced with public water. Many residents in the extraterritorial area are also served by the Town's system. Water mains have been extended east and west of Town along N. C. 33 and south of N. C. 1178 to the Mid-East Regional Housing Authority Project. On N. C. 33 water mains extend west to S. R. 1143 and north to serve the Evergreen Estates subdivision. On N. C. 33 to the east, water service extends to Gray Road (S. R. 1143) and then south to Chocowinity Primary School. In-town improvements to the system are scheduled as the Town plans to loop the system in the area of Mill Street and Moore Lane.

The capacity of the Town's two wells total 375,000 gallons per day (gpd). Demand now averages 157,000 gpd. The Town has two storage tanks; storage capacity totals 225,000 gallons - about a one-and-a-half day supply.

The Town appears to have an adequate supply of water to serve demand through 1995, even given projected development pressures. Assuming an increase in residential demand of 100 gpd per capita, in 1990, water demand could increase to 182,000 gpd and by 1995, to 204,000 gpd. Even should the population reach 1,500 persons by 1995, water demand would be 224,000 gpd, well under the Town's 375,000 gpd supply. At the same time, location of a new water-consumptive industry could dramatically increase demand. Should such an industry propose to locate in the area, the Town should begin a study to locate a new well site and plan for expansion of its storage capacity.

Sewer Service. The Town is currently applying for funds to assist in the construction of a public wastewater treatment system.

Public Schools. Chocowinity pupils attend Beaufort County Schools located in Chocowinity. Chocowinity Primary School (the Gray Road School) serves grades K-4. Enrollment in the school year '86-'87 was 430 students, about 93% of the school's capacity. Chocowinity High School serves students in grades 5-12. Enrollment in '86-'87 (705 pupils) slightly exceeded the design capacity of school and trailers are being used to extend school facilities. In November 1986 County voters approved a school bond issue which includes money for expansion at Chocowinity Primary School. Education officials plan to add four classrooms

to the existing school. When completed, the fifth grade which is now housed at the High School, will be moved to the Primary School. The High School is then expected to have adequate capacity to serve grades 6-12 for the next five years and the trailers now at the High School will be removed. Construction is expected to be completed by the fall of 1989.

Protective Services. The Town employs one full-time policeperson. This individual works a rotating shift with the schedule determined by expected demand. Calls are dispatched through the County Sheriff's Department, however the officer can also be accessed from the Town Hall. The County Sheriff's Department provides backup assistance as necessary and covers the area when the local officer is off-duty. The need for increased police protection has been identified as an important local concern. Officials are now examining how increased protection can best be provided.

Fire protection is currently provided by a volunteer department. The Chocowinity Volunteer Fire Department maintains three volunteer fire stations: one located within the town limits at the Town Hall, one at Blounts Creek, and the third at Wilmar. As of December 1987 the department has a membership of 30 persons. The Department maintains an inventory of 11 pieces of fire-fighting equipment; five pieces are located in the Chocowinity station. The Chocowinity Rescue Squad is located in the Blounts Creek station.

Public Administration. The Town employs a full-time Clerk and a full-time Engineer. The Maintenance Supervisor (a full-time position) oversees a part-time maintenance assistant.

Roads. Lack of service by a major interstate highway is often cited as one of the major factors that has limited growth in northeastern North Carolina. It is unlikely that this situation will change in the foreseeable future given the limited federal funding available for highway construction.

Highway facilities in the Chocowinity area will be able to accommodate the increased demand projected for the next decade. Completion of the U. S. 264 project between Greenville and Washington will help facilitate movement between the Washington/Chocowinity area and the regional employment center of Greenville.

U. S. 17, the major north-south route in the area, is two-lane for most of its length. Within Chocowinity however, the road widens to four-lanes. Entering the highway from unsignalized intersections can be hazardous and a number of accidents have occurred within the planning area. Although local officials have expressed their concerns to state transportation officials, no plans for signalization have been announced.

### Implications

The Town is expected to grow at a fairly rapid rate over the next decade. The Town is fortunate in that the most important and most expensive of the services it now provides - public water - is likely to be able to meet the demands of the next decade without major improvements. Public schools and highway capacity also appear suitable to serve local needs for the next five years. In areas such as police, fire, and public administration, the Town realizes additional personnel and equipment may be needed to service demand as the community grows. The Town anticipates constructing a public wastewater system. In designing the system, local officials and engineers should consider the population forecasts developed for the County and the Town, leaving sufficient capacity for new residential and industrial growth. Water storage capacity is likely to be the greatest limitation to future growth in the long run. For the next five years however, storage capacity appears adequate to serve projected demand.

Table 9  
SOIL CHARACTERISITICS

Code	Soil Type	Slope	Limitations for:			
			Buildings w/o Basements	Septic Tanks	Runoff Potential	Depth to High Water Table (ft)
43	Altavista fine sandy loam	0%-2%	Severe	Severe	Moderate	1.5 - 2.5
47	Bonneau loamy sand	0-6%	Slight	Moderate	Low	3.5 - 5.0
5A *	Craven fine sandy loam	0-1%	Moderate	Severe	Moderate	2.0 - 3.0
5B *	Craven fine sandy loam	1-4%	Moderate	Severe	Moderate	2.0 - 3.0
5C	Craven fine sandy loam	4-8%	Moderate	Severe	Moderate	2.0 - 3.0
37	Conetoe loamy sand	0-5%	Severe	Slight	Low	> 6.0
940	Dorovan	0%	Severe	Severe	High	+1 - 0.5
4A, 6A *	Goldsboro fine sandy loam	0-2%	Moderate	Severe	Slight	2.0 - 3.0
85	Leaf loam	0%	Severe	Severe	High	0.5 - 1.5
52	Lenior laon	0%	Severe	Severe	High	1.5 - 2.5
98	Muckalee loam	0%	Severe	Severe	High	0.5 - 1.5
44	Lynchburg fine sandy loam	0%	Severe	Severe	Moderate	0.5 - 1.5
84	Rains fine sandy loam	0%	Severe	Severe	Moderate	0.0 - 1.0
2A	State sandy loam	0-3%	Slight	Moderate	Slight	4.0 - 6.0
7	Tarboro sand	0-5%	Severe	Severe	Low	< 6.0
86	Tomotley fine sandy loam	0%	Severe	Severe	High	2.0 - 4.0

\* indicates prime farmland soil

Source: Soil Survey Maps & Interpretations, Beaufort County, N.C., U.S.D.A., S.C.S., July 1984

Table 10  
FUTURE REGIONAL POPULATION

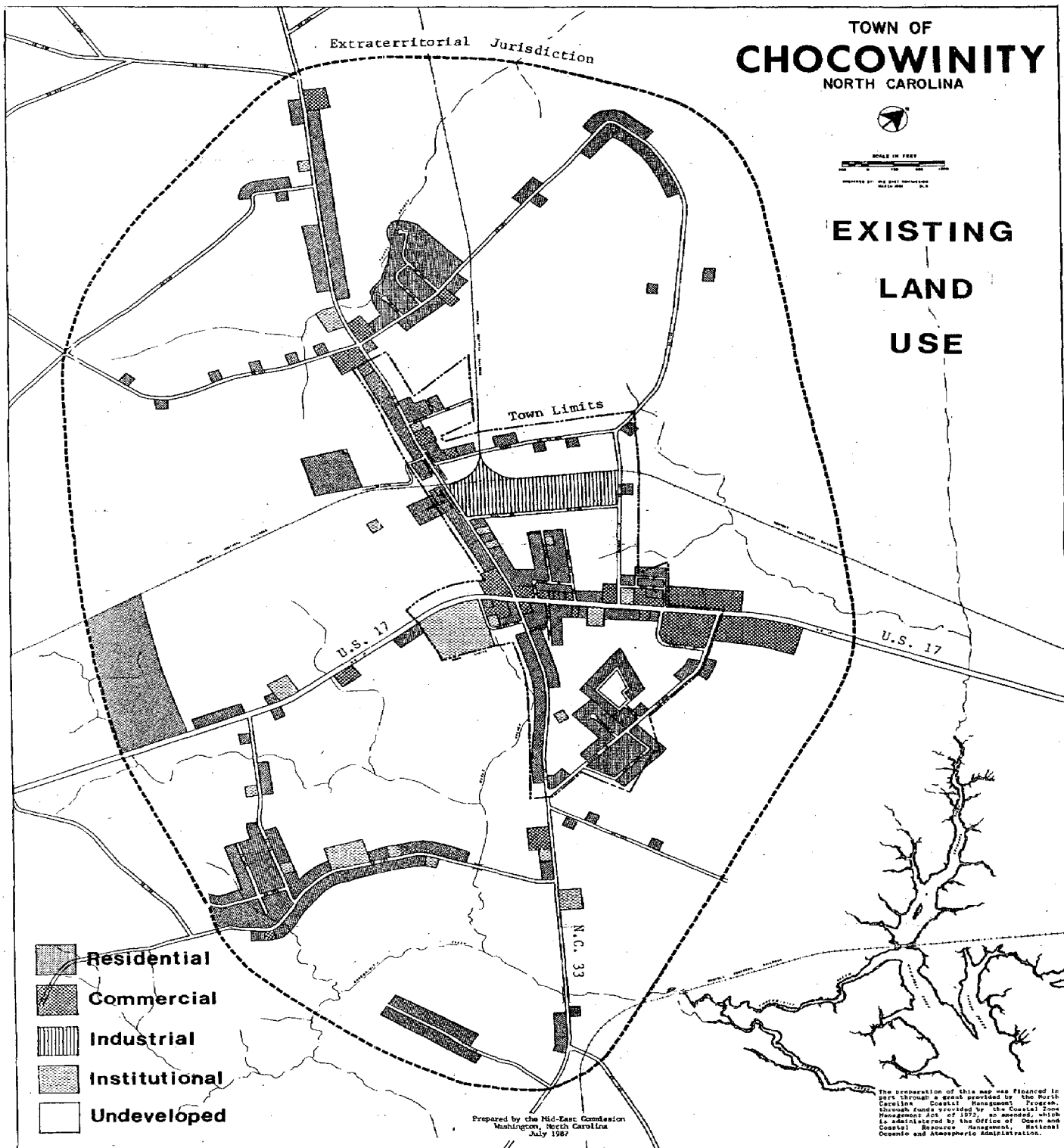
County	1985	1990	1995	% Change 85-90	% Change 90-95
BEAUFORT	43,260	47,314	50,702	9.4%	7.2%
Bertie	21,341	21,760	21,895	2.0%	0.6%
Hertford	23,924	24,833	25,280	3.8%	1.8%
Martin	26,653	26,463	26,406	-0.7%	-0.2%
Pitt	95,862	101,823	107,409	6.2%	5.5%
Region	211,040	222,193	231,692	5.3%	4.3%
State	6,253,951	6,597,922	6,930,994	5.5%	5.0%

Source: N.C. Office of State Budget and Management, 1986

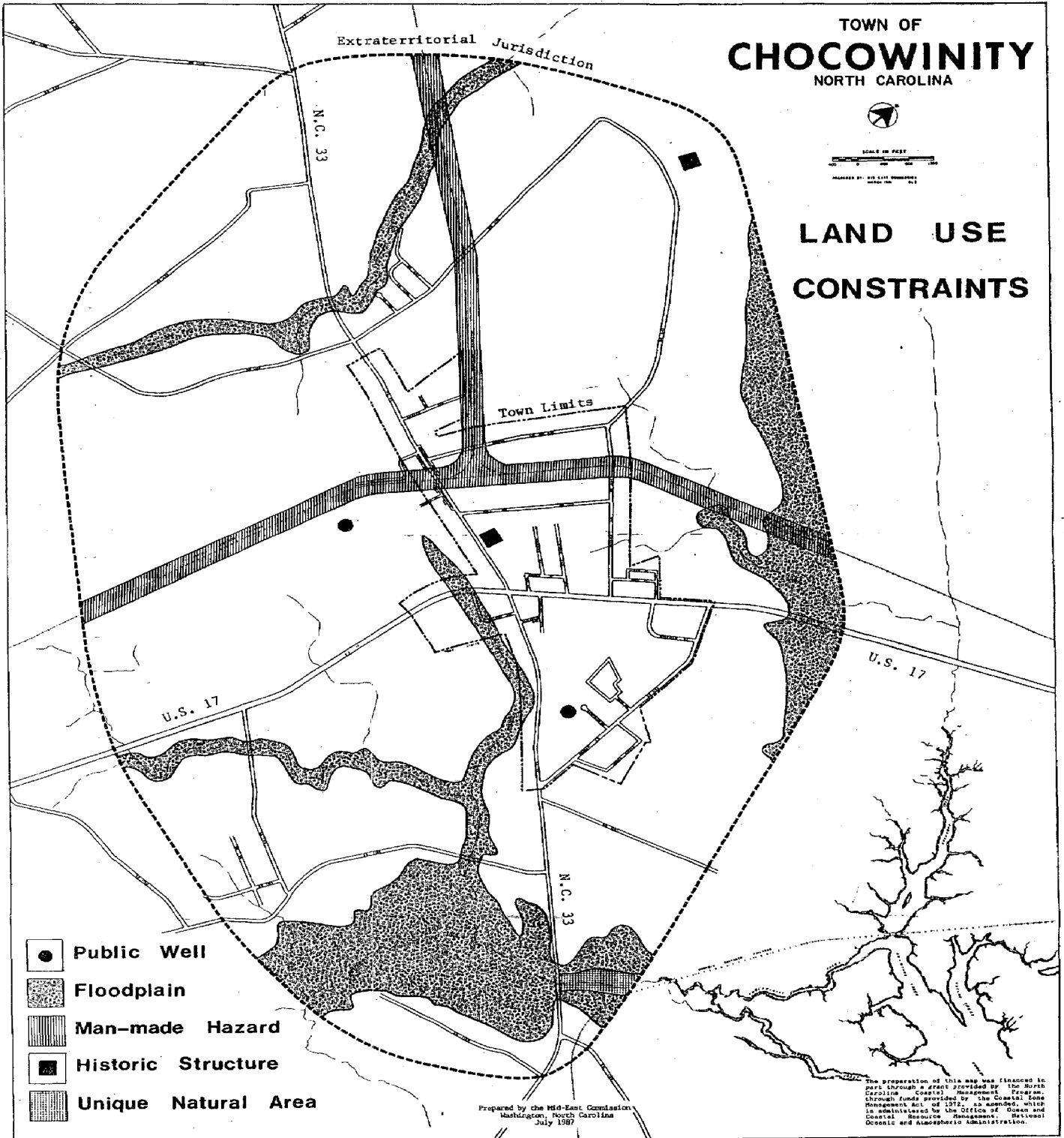
Table 11  
COUNTY POPULATION AGE STRUCTURE 1985-1995

	1985		1990		1995	
	No.	%	No.	%	No.	%
0-4 years	3,305	7.6%	3,646	7.7%	3,733	7.4%
5-19 years	9,814	22.7%	10,478	22.1%	10,768	21.2%
20-44 years	15,693	36.3%	16,977	35.9%	17,947	35.4%
45-64 years	8,612	19.9%	9,474	20.0%	10,946	21.6%
65 and older	5,836	13.5%	6,739	14.2%	7,308	14.4%
Total	43,260	100.0%	47,314	100.0%	50,702	100.0%

Source: N.C. Office of State Budget and Management, 1986



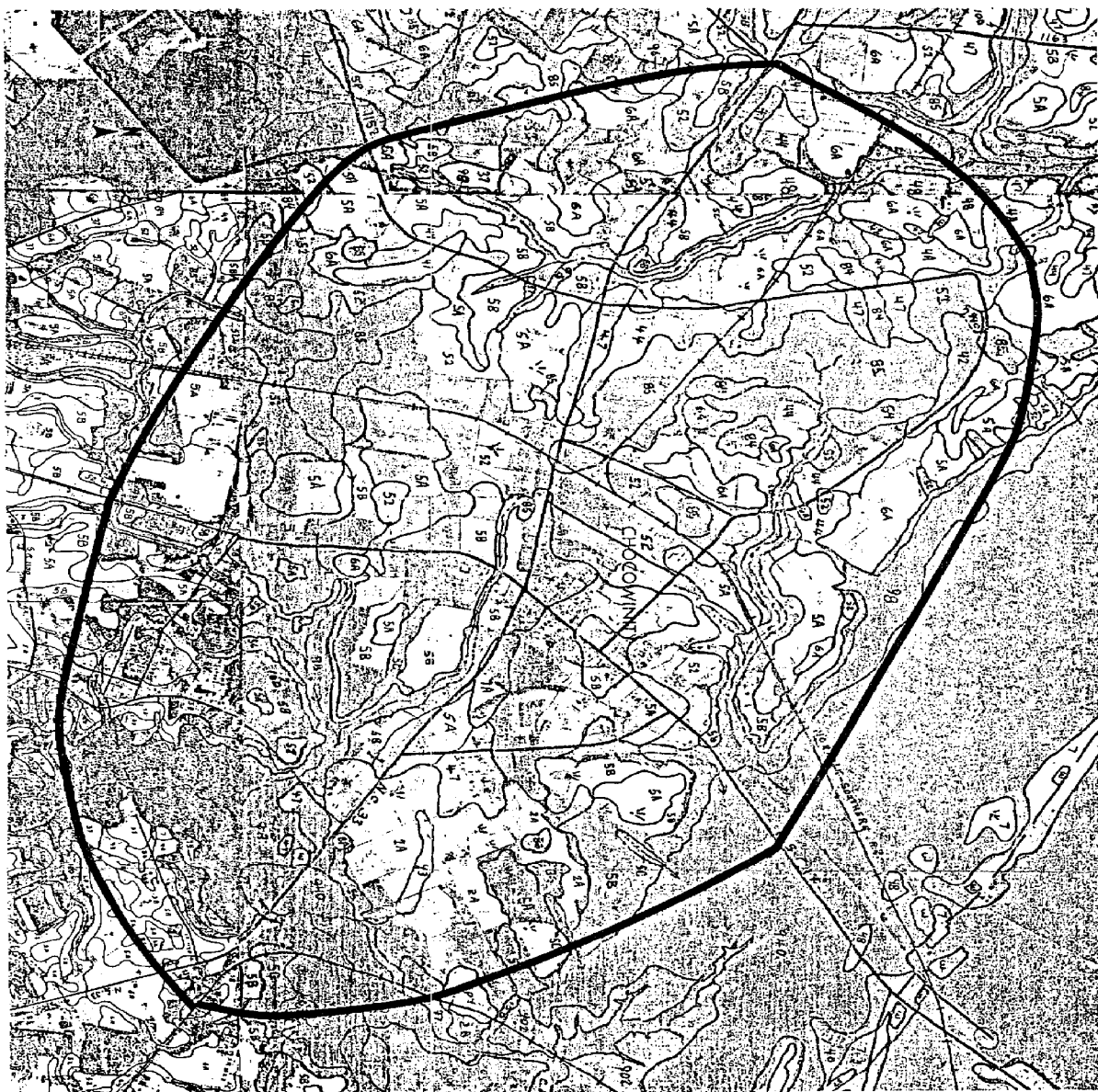




# CHOCOWINITY AREA SOILS

Approximate Scale: 1 inch = 2,000 feet  
Source: U.S. Soil Conservation Service

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.



### III. POLICY STATEMENTS

#### A. Resource Protection

The Town is located in the heart of Beaufort County. The 827 square miles of the County is rich in natural resources. The Town is less than three miles from the Pamlico River, the County's most valuable natural, aesthetic, and economic resource. Coastal wetlands border the County's estuarine waters, freshwater swamps and marshes are found adjoining inland waters and in low-lying inland areas. Freshwater wetlands comprise a large portion of the Town's northern extraterritorial jurisdiction.

The Town acknowledges that the County's natural resources, particularly its water resources, are the reason that many people have chosen to live, work, and recreate in the County and within Chocowinity itself. To a very great extent, residential and commercial development, in fact, the general quality of life in the County and in Chocowinity depends on maintaining the quality of the area's ground and surface waters. The Town supports all local, state, and interstate efforts to preserve and enhance the quality of the area's valuable water resources.

Streams, creeks, freshwater wetlands, and limited areas of coastal wetlands are the major natural areas found in the Chocowinity planning region. The Town will not support development that significantly degrades the quality of these surface waters and wetlands or has adverse effects on their use as habitat for fish and wildlife. The Town also has natural hazard

floodplain areas. The Town will not support development in areas with natural hazards unless such development fully complies with all applicable development controls.

The Town encourages new development and welcomes new industrial and commercial concerns. The Town supports all development that protects natural areas and in turn, enhances the quality of life for local residents. It is important that natural and cultural resources be protected from the impacts of development during construction and over the long term.

Groundwater resources supply Chocowinity residents with water. Planners and local officials have only recently begun to understand the sensitivity of this valuable resource. Reports indicate that in recent years there have been substantial declines in the level of underground reserves. Groundwater resources across the state are threatened by the more than 37,000 underground storage tanks that officials estimate may have leaks. New local development should not have negative impacts on local groundwater quantity and quality. The Town will not support development and activities locally and in other areas that may cause future shortfalls in groundwater supply or pose severe risks to the quality of underground waters.

Following is a listing of policy goals the Town has adopted to protect its natural resources. Included are strategies that the Town will attempt to implement over the next five years in an effort to achieve these policy goals.

- preserve and protect local water resources and wetland areas
  - encourage developers to leave a 100 ft. open space buffer between development and water or wetland; consider requiring buffers in subdivision regulations.
  - encourage developers to design projects so that runoff from project site is minimized; consider setting maximum runoff standards in subdivision regulations.
  - support use of private package treatment plants only if plant design and a plan for plant maintenance is approved by the State Department of Environmental Management (DEM).
  - classify wetland areas as Conservation on the Land Classification Map; for planning purposes, the Town will consider its inland wetlands as Areas of Environmental Concern.
  - continue efforts to obtain necessary funding and permits for construction of a public wastewater treatment system.
  - consider alternatives to a surface water discharge system in design of the Town's wastewater treatment plant. Investigate the possibility of using a land application system in conjunction with agricultural uses in the extraterritorial area.
- protect and enhance water quality in the Pamlico River and its tributaries
  - support the Environmental Protection Agency's Albemarle-Pamlico Estuarine Study.
  - support education efforts and enforcement of the ban on phosphate - containing laundry detergents.
  - support expansion of the Agricultural Cost Share Program to include the counties of the upper Tar drainage area.
- protect the Town's present and future water supply
  - support state and federal programs that regulate underground storage of hazardous materials. Support regulations that require tightness-testing for existing tanks and construction standards for new tanks. Immediate removal of leaking tanks should be required.

Support establishment of a state fund to stop tank leaks and to clean up affected water supplies.

- support groundwater monitoring by the DEM. Review information on local groundwater levels. Should significant declines in groundwater levels be noted, urge DEM to limit withdrawals. Municipal uses should be given priority over industrial uses.
- support state mapping of groundwater resources and recharge areas; support efforts to develop a groundwater management program for the state.
- protect unique natural and cultural resource areas
  - classify the area within 100 feet of Chocowinity Creek north of N. C. 33 as Conservation on the Land Classification Map.
  - investigate having Trinity Episcopal Church placed on the National Register of Historic places.
- discourage development in areas where land is not physically suitable for development
  - support enforcement of the County's floodplain ordinance in the extraterritorial jurisdiction.
  - support strict enforcement of the State's Environmental Health Code regarding the siting of in-ground septic systems; continue strict enforcement in unsewered outlying areas after a public waste treatment system is constructed.
  - encourage County Health officials, state environmental officials, and Soil Conservation Service (SCS) officials to work together to identify and develop alternatives to traditional in-ground septic systems.
  - use the SCS's detailed soil survey to identify areas of poorest soils for septic systems; in subdivision regulations, require large lots in areas of poorest soils unless lot will be serviced by sewer.
- preserve and protect Areas of Environmental Concern
  - prohibit development in coastal wetland AECs that does not meet the management objectives of 15 NCAC 7H.0203. Any development in these areas must meet the use standards in 15 NCAC 7H.0208. The location, design,

and construction of any project in an AEC must give highest priority to conservation of these sensitive natural areas.

- classify AECs as Conservation on the Town's Land Classification Map.

## B. Resource Production and Management

Many of Chocowinity's manufacturing, retail, and service enterprises are directly or indirectly involved with resource development. A considerable number of local residents rely on the area's natural resources - its water, land, and mineral resources - for their livelihood.

Agricultural lands are one of County's prime productive resource areas. Much of the County's farmland and about one-quarter of the farmland in the Chocowinity area is considered prime farmland by agricultural officials. In 1984, 128,600 acres of land was harvested for crops, with the County ranking 7th in the state for total harvested cropland. The County ranked 18th in the state in the poundage of peanuts produced in 1984, ranked fifth in the amount of corn bushels produced, and ranked second in the bushels of soy beans produced.

Most of the land within Chocowinity's Town limits has been developed for urban uses, however a large portion of the land outside of Town is used for agriculture. The Town encourages the use of rural areas for agricultural production and will support all efforts to ensure the viability of the area's agricultural economy. The Town is especially concerned with preserving areas with prime farmland soils. At the same time, agricultural uses should not have negative impacts on local natural resources such as Chocowinity Creek and associated



wetlands, or on resources of statewide concern such as the Pamlico River and its tributaries. The Town supports diversification of the local agricultural economy. Truck (produce) farms, and farming for fish and shellfish (aquaculture) are encouraged and will be supported.

Much of the Town's wooded area is used for commercial forestry operations. Silvicultural activity is especially evident in areas east of Chocowinity. The Town supports the presence of the lumbering industry in the area and encourages expansion of commercial forestry and wood processing operations if these will have no significant impacts on residential areas and local natural resources. In all cases, cleared areas should be replanted as soon as possible.

The streams and creeks in the Chocowinity area are not large enough to support commercial fishing activities. However, commercial and recreational fishing are both very important in the County as a whole. In 1985 over 5 million pounds of seafood was caught by commercial fishing operations in Beaufort County. The County ranked sixth out of the 20 coastal counties in seafood landings and seventh in the number of commercial licenses issued. A commercial seafood processor is located just outside Chocowinity's planning jurisdiction to the north. The Town supports local, state, and federal efforts to improve the quality of the region's fisheries. Improving both the recreational and commercial fisheries is encouraged and will be supported.

There are currently no areas in the Chocowinity planning region where mining or other mineral production activities are taking place. However, over 4,000 acres of land to the east of Chocowinity is devoted to mining activities. The effects of phosphate mining on the County's natural resources has been a concern for a number of years. That concern appears to be increasing as reports of stresses on the river increase. The Town will support new or expanding mining activities in the area only if that activity can be shown not to have long term negative impacts on the area's land, air, and water resources.

Following is a listing of policy goals the Town has adopted to protect and manage its productive natural resources. Included are strategies that the Town will attempt to implement over the next five years in an effort to achieve these policy goals.

- protect and enhance agricultural uses in the Chocowinity area
  - classify agricultural areas outside of Town as Rural on the Town's Land Classification Map.
  - consider starting a farmers market in downtown Chocowinity; work with other area towns to develop markets in every community in which all County farmers could participate.
  - to the extent feasible, design betterment systems for public improvements that avoid imposition of costs on agricultural property whose agricultural use will not benefit from those improvements.
  - support educational efforts and state and federal programs which encourage diversification of the local agricultural economy.
  - encourage farmers owning parcels of 10 or more acres to apply for use-value assessment.

- preserve areas of prime farmland
  - use the County's detailed Soil Survey to identify areas of prime farmland; to the extent feasible, direct development to other areas and reserve these soils for agricultural uses.
  - support state and federal efforts to preserve areas of prime farmland.
  - support development of a state comprehensive program for farmland preservation.
- ensure efficient, environmentally sound agricultural production
  - support use of Best Management Practices for agricultural land use and production.
  - work with the Soil Conservation Service to encourage participation in the State's Agricultural Cost Share Program.
  - support the Conservation Provisions of the 1985 Farm Bill:
    - . conservation reserve
    - . conservation compliance
    - . sodbuster
    - . swampbuster
- discourage development that will have adverse impacts on the area's productive natural resources
  - support mining activity only if project demonstrates that prime agricultural lands and air and water quality will be preserved.
  - require identification of prime farmland soils in subdivision regulations; in subdivision review, suggest that areas of prime farmland be left as open space.

### C. Economic and Community Development

Chocowinity is a small community, but for a town of its size, it has a large employment base: between workers at Singer Furniture and in various other enterprises in Town, over 900 persons work in Chocowinity. The Town supports expansion of its existing industries and commercial enterprises and welcomes new industrial and commercial firms into the area. The Town supports the County's efforts to attract new industry into the region. However, new industrial development should not have negative impacts on the natural environment or on the area's historic and cultural resources. New commercial and industrial development should enhance the quality of life for local residents.

Commercial enterprises servicing the needs of residents and local workers would be appropriate types of new commercial development. There are currently several vacant buildings in the city limits and the Town encourages reuse of these commercial structures. Tourist and recreational enterprises would be a welcome addition to the Town. Industrial development which would provide both technical and professional positions would be appropriate for the Chocowinity area. The Town will provide services to new industrial development when possible and will seek assistance from the County when necessary.

Most of the land within the town limits has already been developed. The Town supports redevelopment of parcels when

dilapidated structures can be removed and replaced by higher and better uses. To provide for the efficient delivery of services, the Town encourages new industry to locate in the city limits. When new development cannot be accommodated within the Town, the Town will support development in appropriate locations outside of Town and when feasible, will provide public services. As plans for sewer construction progress, the Town moves into a favorable position to plan for new industrial development. The Town would appreciate contact from developers considering projects in the Chocowinity area so that adequate capacity can be reserved in design of the Town's wastewater treatment system.

The Town is committed to maintaining and enhancing the quality of life in Chocowinity. The Town supports improvements to existing housing stock, and supports new construction as well, especially development that will serve the housing needs of the elderly and of low and moderate income groups.

The Town values regional resources such as the Pamlico River and its tributaries for the recreational and aesthetic amenities they supply. The Town supports state and federal programs that will assist the community in attaining its objectives for protecting and managing these and other resources, and for assisting in community development efforts. These include, but are not limited to, public access programs, programs for conserving prime farmland and preserving water quality, highway improve-

ment programs, economic and community development programs, water and sewer improvement programs, and programs which assist in preserving historic and archaeologic resources.

Chocowinity is now at a crossroads. Beaufort County is expected to grow at a greater rate over the next ten years than it has in several decades. Growth forecasts for Chocowinity are especially strong. The Town is likely to have a public sewer system in operation within five years. Residential, commercial, and industrial development is then likely to increase.

Following is a listing of policy objectives the Town has adopted to provide for community growth and for the economic development of the Town. Included are strategies that the Town will attempt to implement over the next five years in an effort to achieve these policy goals.

- support expansion of existing industry and recruitment of new industrial and commercial enterprises
  - work with existing industrial firms and enterprises interested in locating in the area to ensure that the proposed sewage treatment plant has capacity for future industrial expansion.
  - support groups such as the Mid-East Commission, the Regional Development Institute, and the Small Business Institute at East Carolina University, which provide assistance to new and small businesses and to economic development projects.
  - encourage reuse, or redevelopment if appropriate, of vacant commercial parcels in the downtown area.
- provide for the orderly growth of areas within Chocowinity and land outside of Town
  - review the Town's zoning ordinance to ensure regulations are adequate to control increasing development

over the next five years; give special attention to signage, landscaping, and use regulations along U. S. 17; revise ordinance as necessary.

- develop and adopt subdivision regulations.
- conduct annexation feasibility study to determine suitable areas in which to initiate annexation proceedings. Give priority to developed areas already provided with public water.
- extend the Town's extraterritorial boundary along U. S. 17 to meet Washington's one-mile extraterritorial boundary.
- provide for adequate housing for all community residents
  - continue to apply for funding for local housing improvements under the Community Development Block Grant Program.
  - consider developing and adopting a housing code.
- preserve and enhance the quality of life in Chocowinity
  - develop a public facilities complex. Acquire land adjoining the fire station; construct a new Town Hall and develop recreational facilities that include a playground, tennis court, and ballfield.
  - work with the County to develop an emergency preparedness plan for accidents involving hazardous or explosive substances on U. S. 17 or on the Norfolk-Southern rail line.
  - contact state transportation officials to discuss the feasibility of installing traffic controls at designated locations along U. S. 17.
  - formulate capital outlay plan so that a new Town well can be constructed within the next five years if necessary.
- promote and enhance tourism opportunities
  - participate in regional efforts to promote tourism in eastern North Carolina.

- support location of tourist and recreational services along U. S. 17; encourage high-quality proposals; consider revising landscaping, setback, parking, and signage requirements in zoning ordinance.
- support the concept of initiating a paddlewheel showboat to tour the North Carolina coast; work with proponents to ensure that Washington will be a stopping-point along proposed route.



#### D. Storm Hazards

North Carolina is well-known for the hurricanes and tropical storms that batter its coastline and the tornados that ravage inland areas. Typically, the bulk of hurricane storm damage occurs in coastal areas. Hurricanes and tropical storms have however, caused severe damage in estuarine and inland areas in the past, as evidenced in Beaufort County. The storm of 1913 raised the water level of the Pamlico River to a height of 10 feet in the City of Washington, inundating the community and surrounding area. Similar storms in 1933 and 1938 caused considerable damage to waterfront communities, and major storms occurred in 1954, 1955, 1960, and 1970.

In 1984 the County adopted a storm hazard mitigation plan, Before the Storm in Beaufort County: Avoiding Harm's Way. The plan provides information on areas in the County at risk from storm damage, outlines policies on storm hazard mitigation, presents a detailed plan for evacuation of the County should a storm event occur, and includes a reconstruction plan to guide rebuilding after the storm. Chocowinity is under the authority of this plan. The County's storm hazard mitigation plan was the source of the following information on storm hazards, evacuation procedures, and the policies on reconstruction which the Town will follow after a storm disaster. A complete copy of this plan is available for review at the

Beaufort County Department of Emergency Management, 112 W. Second Street in Washington.

#### 1. Hazard Areas

The flooding, wave action, and erosion associated with hurricanes and other major storms severely threaten three categories of land in the County: Areas of Environmental Concern, areas subject to flooding, and areas with highly erodible soils. Two types of AECs are found in the Chocowinity area: public trust areas (navigable waterways), and coastal wetlands - found in the area of Chocowinity Creek, north of the N. C. 33 bridge. Flood-prone areas, as shown on the Map of Land Use Constraints, are found adjoining Chocowinity Creek, Maple Branch, and Chapel Branch, and in the wetlands bordering U. S. 17 in the northern extraterritorial area. Flood-prone areas are moderately threatened by damaging forces such as high winds and flooding, and to a lesser extent, by erosion and wave action. Areas with highly erodible soils in the County are shown in Exhibit 1. As noted, a major portion of the Chocowinity area contains soils susceptible to erosion.

The Town is fortunate in that most areas in the community severely threatened by damage from storms are undeveloped. Comparing the Map of Existing Land Use with areas subject to flooding as delineated on the Map of Land Use Constraints, most development in Chocowinity has occurred on high ground, away

from creeks and wetland areas. Although the County's hurricane plan identifies over 6,000 structures at risk from storm damage in the County as a whole, only one structure in the Chocowinity area is noted as being threatened by storm damage.

Hazards from flooding, wave action, and erosion are limited primarily to land adjoining streams and creeks and to waterfront areas, however the Chocowinity area and the entire County is threatened by the high winds associated with a major storm event. As noted in the County's hurricane plan, the County is susceptible to annual extreme fastest wind speeds of between 120 and 130 miles per hour. (The annual extreme designation means that there is an one percent or greater chance of that speed being equalled in any one year.)

## 2. Evacuation and Reconstruction

Exhibit 2 outlines the evacuation routes that County residents, workers, and visitors would utilize in the event of a storm disaster. Capacity analyses contained in the County's evacuation plan indicates that these routes are adequate for evacuation purposes unless the routes are inhibited at critical "surge inundation points" as described in Exhibit 3. Preliminary evacuation times at selected inundation points appear in the County's 1984 evacuation plan. Subsequent to adoption of the County's plan, emergency management officials began working to develop more precise estimates. Revised estimates of evacuation

times are expected to be issued in August 1987 and will be available through the County's Department of Emergency Management.

Rebuilding in Chocowinity after a major storm occurrence will be guided by the Beaufort County Disaster Relief and Assistance Plan which was adopted in September of 1982. Those sections of the plan most pertinent to post-disaster reconstruction are Annex F - Beaufort County Damage Assessment Plan; Annex G - Disaster Assistance Center Plan; Annex H - Disaster Assistance Program Summary; and Annex J - Beaufort County Plan for Temporary Housing. The County's storm hazard mitigation plan notes that the damage assessment procedures outlined in Annex F - purpose, organization, concept of operation and articulation of responsibilities - appear adequate to serve local needs after a storm disaster.

The County has outlined a schedule for staging and permitting repairs following a major storm event. Chocowinity will follow this schedule as detailed below:

- . repair and rebuild essential services such as electricity, water and sewer - first.
- . repair other public facilities as necessary for shelter.
- . use a triage (or worst damage last) approach to staging the reconstruction effort. Those properties with little damage should be permitted immediately, if they comply with permit requirements already. Next, those with moderate damage meeting permit requirements, followed by those with moderate damage requiring permit decisions. Those with extensive damage requir-

ing permit decisions or demolition decisions should receive treatment last since their work would more likely interfere with the reconstruction of essential public utilities and facilities.

The County has the authority to impose a temporary moratorium on all development in the area should damage from a storm be especially severe. The Town advocates use of such a moratorium if damage to a particular area is very serious and if redevelopment of the area in the same manner would pose area residents with similar health and safety problems in the future.

The County's Recovery Task Force will oversee the reconstruction process throughout the County and address any policy questions that might arise. The Task Force will work with state and federal representatives such as the Interagency Regional Hazard Mitigation Team and the Section 406 Hazard Mitigation Survey and Planning Teams. The local Recovery Task Force will provide information and guidance to state and federal recovery efforts and play an advocacy role in decisions regarding state and federal disaster assistance. Members of the County's Recovery Task Force include the County Commissioners, the County Engineer and Building Inspectors, the County Manager, the managers and engineers of each municipality, (in the case of Chocowinity, the Mayor and the Town Engineer), the County Emergency Management Coordinator, and the Director of the County Health Department.

All repairs and new development done as part of reconstruction efforts will be done in accordance with applicable state

land use regulations and the Town's development controls. The Board of County Commissioners will direct implementation of the policies and procedures outlined in the County's reconstruction plan. The Town Council will assume responsibility for ensuring that this plan is carried out in an orderly manner in Chocowinity. The Planning Board will act as an advisory group to the Council in a matters affecting land use and redevelopment.

### 3. Coordinating Agencies

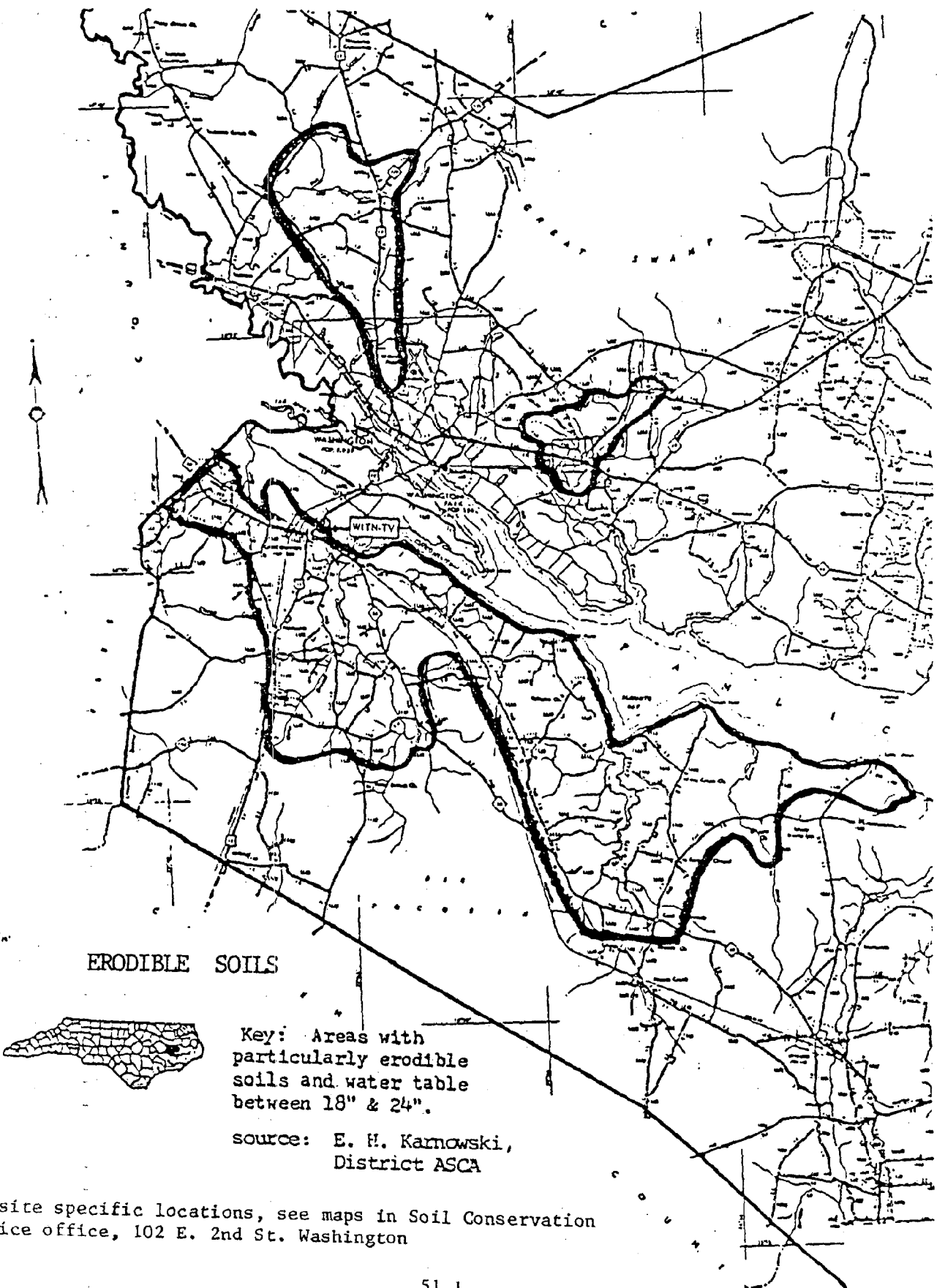
The state and federal agencies involved in coordinating local storm hazard mitigation and hurricane preparedness activities are listed in Appendix B.

### 4. Policy Objectives

The County acknowledges that the Chocowinity area is subject to storms that threaten the health, safety, and welfare of its residents and the integrity of the area's natural and cultural resources. In an effort to plan for such natural storm disasters and to safeguard local residents, resources, and property, the Town has adopted the following policy objectives.

- reduce the potential for storm damage
  - support enforcement of the County's floodplain ordinance in the extraterritorial area.
  - enforce the state building code in all new construction.
  - consider adopting a housing code.
  - consider adopting subdivision regulations that include special provisions for development within wetland and flood-prone areas.

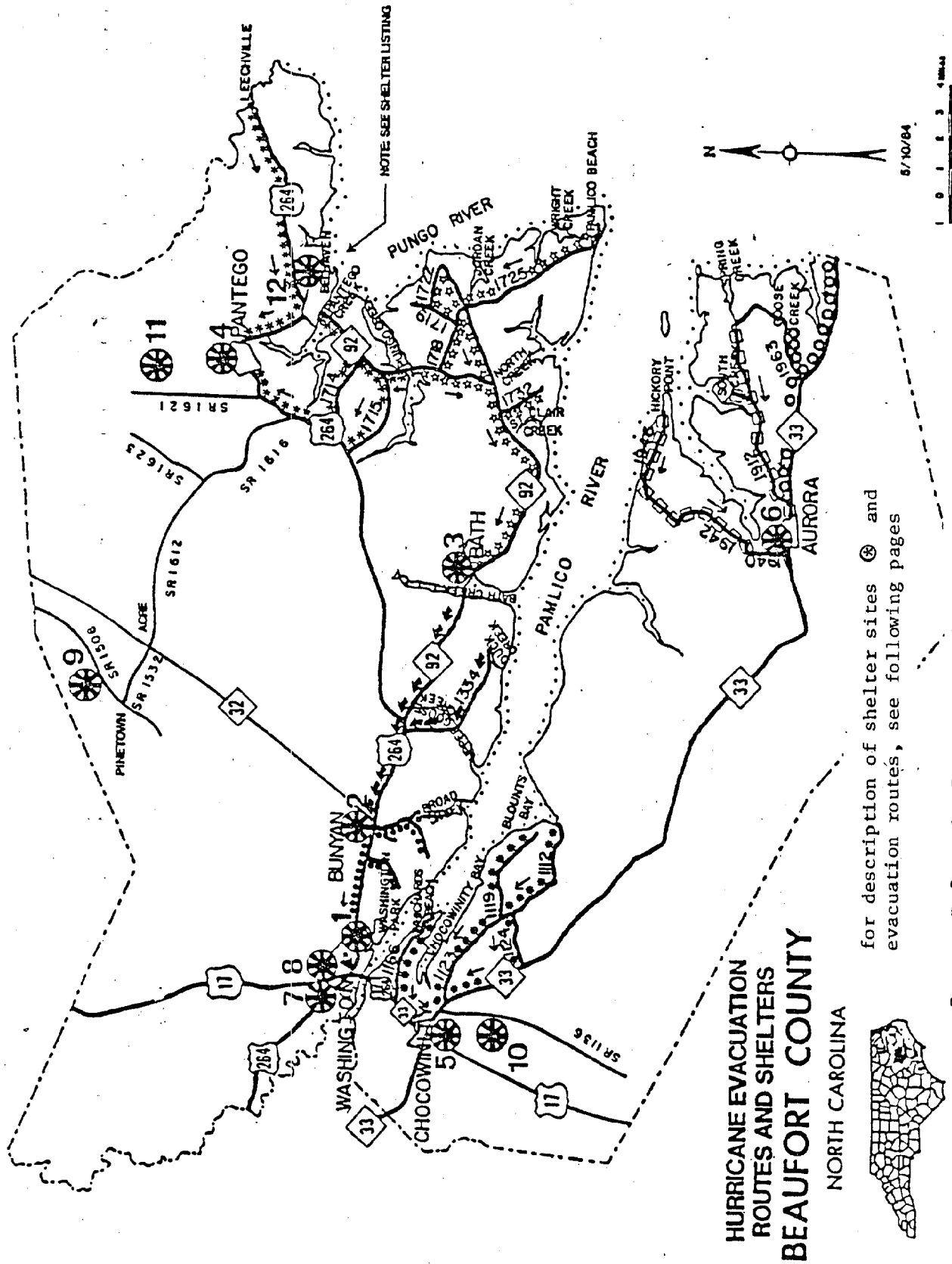
- protect natural areas sensitive to storm hazards
  - classify Chocowinity Creek north of the N. C. 33 bridge as Conservation on the Town's Land Classification Map.
- increase public awareness of the need for hurricane preparation
  - support the "preparedness" program state and local emergency management officials conduct in local schools.
  - work with state officials to plan and conduct an area-wide hurricane evacuation exercise.



for site specific locations, see maps in Soil Conservation  
Service office, 102 E. 2nd St. Washington



Exhibit 2



## EXHIBIT 2

### BEAUFORT COUNTY HURRICANE EVACUATION ROUTES AND SHELTERS

<u>AREA</u>	<u>ROUTES</u>	<u>SHELTER</u>
1	West end of Washington take nearest route to 15th Street, then east on 15th Street. East end of Washington take nearest route to Charlotte Street, north on Charlotte to 264, east on 264.	Eastern Elementary School, 264 East and Hudnell Street (shelters also noted at 7 and 8)
2	Washington Park and east of Washington Park to Broad Creek, take Brick Kiln Road to 264, west on 264.  Upper Goose Creek, Duck Creek, west Side of Bath Creek take nearest route to 264 then west on 264.	Beaufort County Community College Bunyan  Beaufort County Community College Bunyan
3	East side Bath Creek, St. Clair Creek, North Creek, Pamlico Beach, Wright Creek, Jordan Creek, take 92 to Bath.	Bath High School
4	Pungo Creek nearest route to 264, 264 east to Pantego. Leechville, Belhaven take 264 west to Pantego.	Pantego Jr. High School
5	Whichards Beach S. R. 1166 to U. S. 17, U. S. 17 south to Chocowinity. Chocowinity Bay to Blounts Creek Bay, nearest route to 33, then 33 west to Chocowinity.	Chocowinity High School
6	Hickory Point S. R. 1946 to 1942, 1942 to 1940, 1940 to Aurora. South Creek, Spring Creek 1912 to Aurora, Campbell Creek west on 33.  Township 4 (Goose Creek Island) Pamlico County, take State Road 33 to Aurora. If Aurora shelter is filled then continue on 33 to Chocowinity.	Aurora High School  Aurora High School
7	Take nearest route to Pinetown.	Pinetown Elementary School

EXHIBIT 3  
SURGE INUNDATION POINTS

<u>Evacuation Area</u>	<u>Major Evacuation Routes</u>	<u>Critical Points</u>
Belhaven	U. S. 264 By-Pass	Stretch of 264 .25 miles on either side of lower Dowery Creek culvert near intersection of SR 1709.
		Portion 1 mile east of the intersection with N. C. 99 in Belhaven, to that intersection.
	Business 264	Portion inside Belhaven.
	U. S. 264 By-Pass	Portion 1.5 miles on either side of <u>Cuckolds Creek Bridge</u> toward Pantego.
Ransomville	N. C. 99	From intersection with 264 in Belhaven to Sidney Crossroads, over the <u>Pantego Creek Bridge</u> , the <u>Pungo Creek Bridge</u> .
	N. C. 99	Portion from Pungo Creek Bridge to Sidney Crossroads, over the <u>Jack Creek Bridge</u> .
		Portion from the <u>St. Clair Creek Bridge</u> to a point approximately 1 mile east of SR 1734 (to Bayview).
Bunyan/River Road area		The <u>Back and Bath Creek Bridges</u> at Bath.
	S. R. 1300	Portion of State Road 1300 that feeds 264, and all State Roads that feed SR 1300, from Broad Creek to Washington (through Washington Park) across <u>Runyons Creek Bridge</u> on Park Drive in Washington.
	U. S. 264	Portion .25 miles on either side of <u>Runyons Creek Bridge</u> .

Evacuation AreaMajor Evacuation RoutesCritical Points

Washington

U. S. 264

Area inside the flood hazard area inside Washington (that is, the area from an imaginary line drawn from the intersection of Oak Drive & Hillcrest Drive due west to where it would intersect U. S. 17, south to and including the Pamlico River Bridge (lower half of city).

South Creek

N. C. 33

From the Pamlico County line to Campbell Crossroads, including crossing the Smith Creek Bridge and the Campbell Creek Bridge.

Chocowinity

N. C. 33

From the Chocowinity city limits to the Pamlico River Bridge.

S. R. 1166

Entire road from Oak Point to U. S. 17 intersection, and all feeder roads.

<u>AREA</u>	<u>ROUTES</u>	<u>SHELTERS</u>
8	Residents from eastern area of County . (southside of river) take nearest route to 33 then west to Chocowinity.	Chocowinity Primary School
9	Overflow Pantego/Belhaven area.	Beaufort County Elementary School
10	These shelters <u>will not</u> be utilized in a hurricane threat to Beaufort County due to rising water. May be used as needed for other disasters.	Wilkinson High School and Belhaven Elementary School

#### E. Public Participation

The preparation of Chocowinity's Land Use Plan was the responsibility of the Chocowinity Planning Board. The Planning Board, a five-person group appointed by the Town Council, represents a wide range of ages, backgrounds, and interests. A workshop session introducing Board members to the planning process was held in December of 1986 and the group then agreed to meet monthly to work on the plan. Exhibit 4 presents a schedule of public meetings held as part of the land use planning program.

At their first meeting, the Planning Board agreed that soliciting public input would be an important goal of the planning process. The Town's 1981 Land Use Plan recommended that the Town conduct a public survey every five years to provide citizen input for subsequent land use plan updates. The Planning Board considered preparing a citizen questionnaire, but given the time, expense, and effort involved in conducting a valid survey, the Board decided their efforts would be better spent in other actions. Instead of seeking public input through a survey, the Board decided to utilize the media to encourage attendance at Planning Board meetings and to inform residents of the work the group was involved in. Notices of all Board meetings were submitted to four local radio stations for broadcast: WKJA, WWGN, WITN-TV, and WDLX. Similarly, all meetings were advertised in the Washington Daily News, and articles summarizing the information and issues discussed at each Board

meeting were submitted to the paper for publication. Copies of all radio public service announcements and articles submitted to, or appearing in the Daily News are included in Appendix C.

The Planning Board and Town Council will be the primary groups through which public input will be accepted as the planning program continues over the next five years. The Planning Board will continue to meet monthly to assist the Council in implementing the strategies for attaining policy objectives on resource protection, production, and economic and community development proposed in the 1987 Land Use Plan. Following the example of the current planning program, soliciting public input will be a primary goal of all future planning endeavors.

The Planning Board and the Council recognize the importance of keeping the citizenry informed of current planning concerns and of receiving the comments and concerns of local residents. Thus, the Town has adopted the following policy objectives:

- solicit citizen input in all planning decisions
- advertise all Council and Planning Board meetings in the Daily News; emphasize that citizens are invited and encouraged to attend all meetings dealing with planning issues. (Appendix C contains examples used in 1987 planning program).
- apprise the public of planning issues as they develop
- report important planning and community development issues, decisions, and developments to the Daily News; propose feature articles for especially important issues.

EXHIBIT 4

CHOCOWINITY LAND USE PLANNING PROGRAM

SCHEDULE OF MEETINGS

December 11, 1986	Planning Board Introductory Workshop
January 8, 1987	Planning Board
February 12, 1987	Planning Board
March 12, 1987	Planning Board
April 9, 1987	Planning Board
May 14, 1987	Planning Board
June 4, 1987	Planning Board
July 9, 1987	Planning Board
August 13, 1987	Planning Board
September 1, 1987	Planning Board and Town Council. Approval of Preliminary Plan.
December 4, 1987	Coastal Resources Commission approves official review comments on plan.
December 10, 1987	Planning Board



#### IV. LAND CLASSIFICATION

##### A. Purpose

Chocowinity has adopted a system of land classification and an official Land Classification Map to assist local officials in attaining policy objectives in the areas of resource protection, resource production, and economic and community development. Four broad categories of land classification have been developed and are delineated on the Town's Map of Land Classification, (pg. 59.2). The map sets out a proposed development pattern for the Chocowinity planning region. Based on this classification scheme, the Town has designated areas it believes are appropriate to accommodate additional growth and development, and areas it believes would be better left in a rural condition. The classifications reflect proposed future land uses and attempt to link land use, policy objectives, and implementation actions. Planners began developing a 1987 Classification Map by examining the Classification Map in the 1981 plan. The Board then identified those areas where expansion of existing development is anticipated and discussed a number of specific development proposals. Although many of these proposals are still very tentative, by discussing specific projects in relation to land classifications, planners became aware of the importance of the Classification Map in outlining an overall development pattern of the community. Moreover given the attention given to developing

the Classification Map, planners are likely to review the map before granting future zoning changes and ensure that the zoning map evolves consistent with the land classification scheme.

#### B. Classification Scheme

The Town's land classification scheme is based on the guidelines for land classification outlined in the Coastal Area Management Act's Land Use Planning Guidelines. The general characteristics of each class are outlined in Exhibit 5.

##### 1. Developed

The Developed classification encompasses all land within the corporate limits of the Town. In its 1987 Land Use Plan, the Town stated that it will encourage new development to locate within the city limits whenever possible. By applying the Developed classification to all areas within Town, local officials are attempting to facilitate this pattern of development. At the same time, the Developed classification reflects the existing pattern of service provision, as all areas within the city limits are serviced by public water and are likely to be serviced with sewer upon completion of the proposed wastewater treatment system. Developed areas comprise primarily areas zoned Mobile Home Residential, R-2 (medium density residential), B-1 (general business), B-2 (highway business), and L1 (light industry).

On the 1981 Land Classification Map, the Jones Circle area, although within the Town boundaries, was classified Transition. This area is now almost completely developed and is provided with all local services. As a result, this area appears as Developed on the 1987 Map of Land Classification.

## 2. Transition

Transition areas adjoin the Developed area and delineate areas of existing or anticipated high density development outside of the Town's corporate limits. Public water extends to service some areas of some Transition zones, however no area designated Transition is currently serviced throughout with public water, nor is water service anticipated in all Transition areas within the next five years. When the Town's wastewater treatment system is completed, it is likely that some Transition areas, especially those closest to Town, will be tied into the system. However, development within the corporate limits will be given priority for sewer service. Requests for extension outside of Town will be evaluated on a case-by-case basis.

As shown on the Map of Land Classification, Transition areas adjoin U. S. 17 as it enters the Town from the north and as it exits the Town on the south. A large area classified Transition extends west from U. S. 17 to S. R. 1157. On the Town's 1981 classification map, this area was designated rural. Since 1981, a large mobile home park, Harris Acres, has been

developed in the southern corner of this area. The park is currently being extended west across the rail line and local officials expect that it will be extended further westward, almost to S. R. 1157. Town officials have also been approached by developers considering constructing a shopping plaza in this area along U. S. 17, north of Harris Acres. Local planners support development of this area for residential and commercial uses, so this portion of the extraterritorial area appears as Transition on the Town's 1987 classification map. Areas designated Transition will be given priority for requests for rezoning to higher densities.

The Evergreen Estates subdivision and the mobile home park that adjoins it on S. R. 1143 are also denoted in Transition designation. In 1981, the Transition area generally followed the existing pattern of development in patchwork fashion. To simplify the classification scheme, the Transition area has been extended south from Evergreen Estates south along Chapel Branch to N. C. 33.

### 3. Rural

The Rural Classification encompasses most of the land outside of Town. Most of the Rural area is currently zoned R-1, low density residential. These are areas of scattered residential development, farmland, and woodland. Agricultural uses predominate in the Rural area. The Town supports agricultural

and silvacultural activities in outlying Rural areas and has outlined a number actions that will be taken over the next five years to encourage and enhance these activities in the extraterritorial region.

#### 4. Conservation

The Conservation designation has been applied to land within 400 feet of Chocowinity Creek, beginning 300 feet north of the N. C. 33 bridge, extending south to the extraterritorial boundary. The North Carolina Natural Heritage Program has identified this portion of Chocowinity Creek as a unique natural area. The Town acknowledges the importance of the creek as a local resource and also as a contributing factor to the sensitive regional estuarine resources. In an effort to keep the creek and its shoreline in as natural a condition as possible, the Town has classified this area of the creek Conservation.

#### C. Intergovernmental Coordination

The Town's Land Classification Map has been designed to guide the actions of private developers and of public agencies at all levels of government, in activities affecting land development in the Chocowinity region. Many of the planning objectives set forth in the Town's Land Use Plan will enhance the land use goals of neighboring communities, the County, and the coastal region as a whole. The Town will work with the various public groups noted in this plan to ensure that the policy objectives

and actions adopted as part of this planning effort will be implemented as the Town develops over the next five years.

## EXHIBIT 5

### LAND CLASSIFICATION

#### Developed Class

Purpose - provide for continued intensive development  
Land Uses - mixed: residential, commercial, industrial  
Services - usually all urban services provided: water, sewer, police, fire, etc.  
Density - 3 or more dwelling units(du)/acre  
Lot Sizes - usually small, in some areas averaging as little as 15,000 sq. ft.

#### Transition Class

Purpose - provide for future intensive development  
Land Uses - mixed  
Services - water and sewer both usually present or anticipated; police and fire protection usually provided  
Density - usually 3 or more du/acre  
Lot Sizes - usually small, many times averaging 20,000 sq. ft.  
Comment - usually adjoins Developed Class

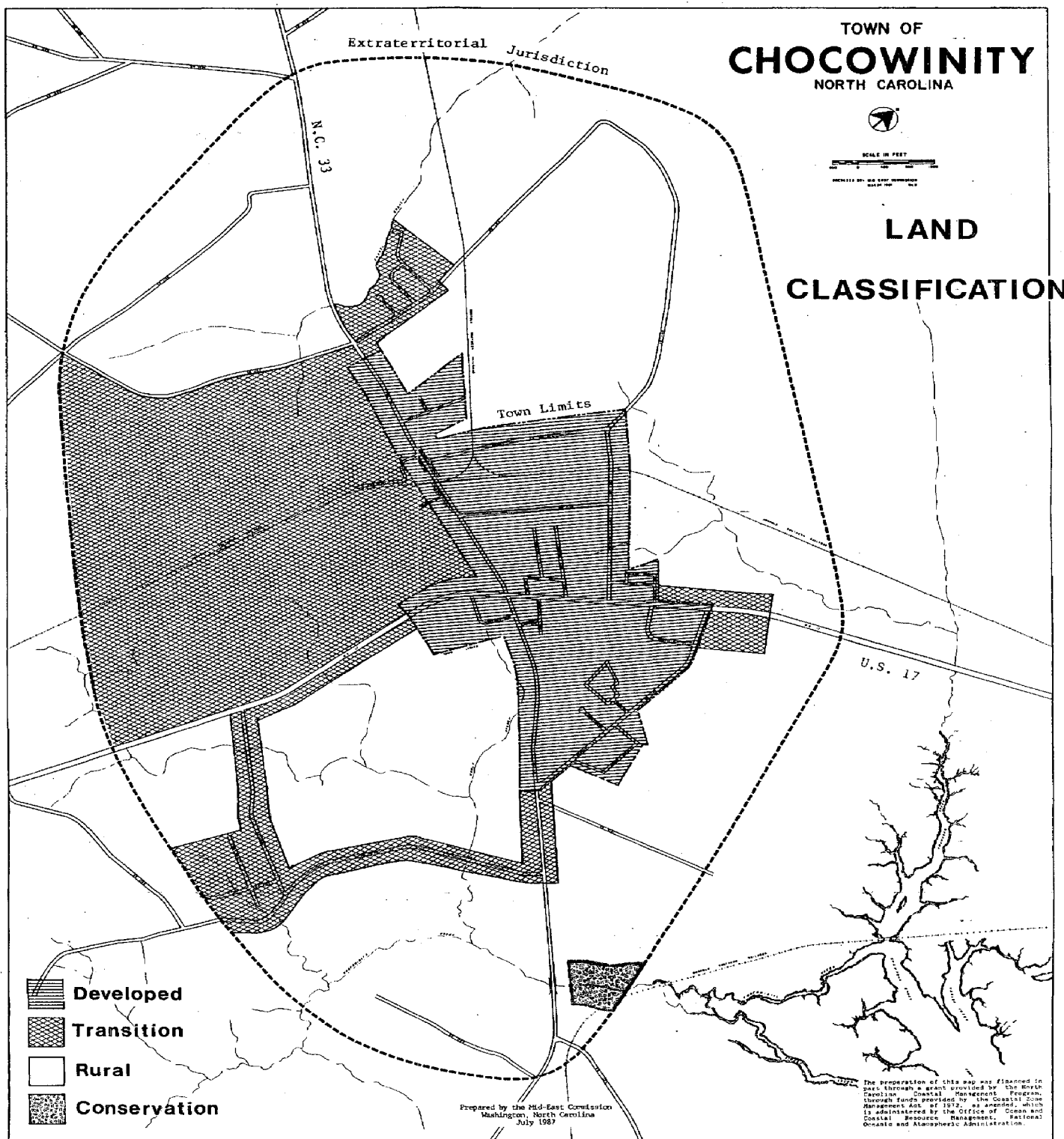
#### Rural Class

Purpose - agriculture and very low density residential  
Land Uses - farming, forestry, residential  
Services - none  
Density - generally greater than 1 du/acre  
Lot Sizes - not applicable

#### Conservation Class

Purpose - resource protection  
Land Uses - AECs and other sensitive natural areas  
Services - none  
Comment - land basically to remain undeveloped or developed only under controlled conditions

59.2





## Appendix A

### STATE REGULATORY DEVICES

Agency	Licenses and Permits
Department of Natural Resources and Community Development Division of Environmental Management	<ul style="list-style-type: none"> <li>- Permits to discharge to surface waters or operate wastewater treatment plants or oil discharge permits; <u>NPDES</u> Permits, (G. S. 143-215).</li> <li>- Permits for septic tanks to be used for industrial purposes (G. S. 143-215.3).</li> <li>- Permits for withdrawal of surface or ground waters in capacity use areas (G. S. 143-215.15).</li> <li>- Permits for air pollution abatement facilities and sources (G. S. 143-215.) 108).</li> <li>- Permits for construction of complex sources; e. g. parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109).</li> <li>- Permits for construction of a well over 100,000 gallons/day (G. S. 87-88).</li> </ul>
Department of Natural Resources and Community Development Division of Parks and Recreation	<ul style="list-style-type: none"> <li>- Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G. S. 113-229).</li> </ul>
Department of Natural Resources and Community Development Division of Coastal Management	<ul style="list-style-type: none"> <li>- Permits to undertake development in Areas of Environmental Concern (G. S. 113A-118).</li> </ul>

Agency	Licenses and Permits
<p>NOTE: Minor development permits are issued by local government.</p>	
<p>Department of Natural Resources and Community Development Division of Land Resources</p>	<p>- Permits to alter or to construct a dam (G. S. 143-215.66).</p>
	<p>- Permits to mine (G. S. 74-51).</p>
	<p>- Permits to drill an explanatory oil or gas well (G. S. 113-391).</p>
	<p>- Permits to conduct geographical exploration (G. S. 113-391).</p>
	<p>- Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G. S. 113A-54).</p>
<p>Department of Natural Resources and Community Development</p>	<p>- Permits to construct an oil refinery.</p>
<p>Department of Administration</p>	<p>- Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G. S. 146.6 (c)).</p>
<p>Department of Human Resources</p>	<p>- Approval to operate a solid waste disposal site or facility (G. S. 130-166.16).</p>
	<p>- Approval for construction of any public water facility that furnishes water to ten or more residences (G. S. 130-160.1)</p>

# FEDERAL REGULATORY DEVICES

Agency	Licenses and Permits
Army Corps of Engineers (Department of Defense)	<ul style="list-style-type: none"> <li>- Permits required under Section 9 and 10 of the Rivers and Harbors of 1899; permits to construct in navigable waters.</li> <li>- Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972.</li> <li>- Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities.</li> </ul>
Coast Guard (Department of Transportation)	<ul style="list-style-type: none"> <li>- Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899.</li> </ul>
Geological Survey Bureau of Land Management (Department of Interior)	<ul style="list-style-type: none"> <li>- Permits required for off-shore drilling.</li> <li>- Approvals of OCS pipeline corridor rights-of-ways.</li> </ul>
Nuclear Regulatory Commission	<ul style="list-style-type: none"> <li>- Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974.</li> </ul>
Federal Energy Regulatory Commission	<ul style="list-style-type: none"> <li>- Permits for construction, operation and maintenance of interstate pipeline facilities required under the Natural Gas Act of 1938.</li> </ul>

Agency	Licenses and Permits
Federal Energy Regulatory Commission	<ul style="list-style-type: none"> <li>- Orders of Interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act.</li> <li>- Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.</li> </ul>

Appendix B

AGENCIES COORDINATING STORM PREPAREDNESS

N. C. Division of Coastal Management

State Office: Division of Coastal Management  
Department of Natural Resources and  
Community Development  
P. O. Box 27687  
Raleigh, NC 27611  
(919) 733-2293

Field Office: Division of Coastal Management  
Department of Natural Resources and  
Community Development  
1424 Carolina Avenue  
P. O. Box 1507  
Washington, NC 27889  
(919) 946-6481

N. C. Division of Emergency Management

(National Flood Insurance Program Information)

State Office: Division of Emergency Management  
Department of Crime Control and Public  
Safety  
116 West Jones Street  
Raleigh, NC 27611  
(919) 733-3867

Regional Office: Area Emergency Management Coordinator  
N. C. Division of Emergency Management  
Beaufort County Courthouse  
Washington, NC 27889  
(919) 946-2773

Federal Emergency Management Agency

National Office: Federal Emergency Management Agency  
500 C Street, S. W.  
Washington, D. C. 20472

Public Information - (202) 287-0300  
Publications - (202) 287-0689

Regional Office: Federal Emergency Management Agency  
Region IV  
1375 Peachtree Street, N. E.  
Atlanta, Georgia 30309

Public Information - (404) 881-2000  
Disaster Assistance  
Program - (404) 881-3641

Flood Insurance  
Program - (404) 881-2391

Appendix C  
Media Releases

WASHINGTON DAILY NEWS, SATURDAY, DECEMBER 13, 1986 — PAGE 5

## Choco Begins Update Of Its Plan On Land Use

Water quality, storm hazard mitigation and the influence U.S. 17 has on the town of Chocowinity are three issues that will be given special attention as the town holds a series of meetings on its Land Use Plan, the first of which was Dec. 11.

The plan will be updated in accordance with the guidelines of the state's Coastal Area Management Act (CAMA). Adopted in 1974, CAMA specifies that every five years the state's 20 coastal counties must prepare land use plans to serve as guides for growth and development.

Bob Paciocco, executive director of the Mid-East Commission, met with Planning Board to in-

troduce members to the planning process. He presented an outline of the plan and stressed that it is an important tool for community growth since it directs the actions of state and federal agencies in permitting and funding decisions.

Many other types of plans are merely advisory in nature.

Regular Planning Board meetings to update the plan will be held on the second Tuesday of every month. They are open to the public, and all interested citizens are encouraged to attend.

The next meeting is scheduled for Jan. 8 at 7:30 p.m. at the town hall.

**PUBLIC SERVICE ANNOUNCEMENT**

**FOR IMMEDIATE RELEASE**

**FOR MORE INFORMATION: Libby Anderson - 946-8043**

The Chocowinity Planning Board will meet on Thursday, January 8 to begin work on the Town's Land Use Plan. The meeting will be held at 7:30 pm in the Town Hall. The public is invited and encouraged to attend.



**PLANNING BOARD MEETING**

The Planning Board of Chocowinity will meet Thursday, Jan. 8, to review Chocowinity's land use plan. The meeting is the first in a series to be held in 1987 to update the plan. The planning board will meet at 7:30 in the town hall. All interested people are encouraged to attend.

## Chocowinity Looks Toward Next 5 Years

**CHOCOWINITY**—Ten of 13 of Chocowinity's planning objectives proposed in 1981 have been achieved, local planners have determined.

The Planning Board met Thursday to review the Town's 1981 Land Use Plan and discuss the planning goals developed six years ago. The board then evaluated the progress the town had made toward achieving those goals. Of the three actions the plan proposed that have not been implemented, planners agreed two no longer mattered.

Thursday's meeting was the second in a series of monthly meetings that will be held in 1987 to update Chocowinity's Land Use Plan. The plan is being updated in accordance with the guidelines of the State's Coastal Area Management Act.

The updated plan will guide development in the town over the next five years.

The town's proposed sewer construction is expected to increase the potential for development.

The Planning Board's next meeting is scheduled for Thursday, Feb. 12, at 7:30 p.m.

**PUBLIC SERVICE ANNOUNCEMENT**

**FOR IMMEDIATE RELEASE**

**FOR MORE INFORMATION: Libby Anderson - 946-8043**

The Chocowinity Planning Board will meet on Thursday, February 12 to continue its work in updating the Town's Land Use Plan. The Agenda for Thursday's meeting will include a review of current socioeconomic conditions in the Town. The meeting will be held at 7:30 pm in the Town Hall. The public is invited and encouraged to attend.

## **Choco's Planners To Meet Thursday For 2nd Hearing**

**CHOCOWINITY** — The Chocowinity Planning Board will meet Thursday, Feb. 12, to discuss current socioeconomic conditions in the town.

Topics of discussion will include population, housing and economic data. The meeting is the second in a series of public meetings held in preparation for the town's land use plan update.

The plan will be updated according to the guidelines of the Coastal Area Management Act. The update is conducted every five years.

The meeting will be in the Town Hall at 7:30 p.m. It is open to the public.

## Chocowinity Expects 1,000 Population

**CHOCOWINITY** — Chocowinity has the highest percentage of growth of any community in Beaufort County, the town's Planning Board noted at its Feb. 12 meeting.

In recent years Chocowinity's growth rate has been twice as fast as the two larger towns in the county, Belhaven and Washington, according to the board.

Chocowinity's population grew by almost 30 percent between 1980 and 1985, while Washington grew by 12 percent and Belhaven by 3 percent. Chocowinity could have more than 1,000 residents by 1990 if this rate of growth continues.

The February meeting was the second in a series the board will hold this year as it updates the town's land use plan. The plan is being updated according to guidelines of the state's Coastal Area Management Act (CAMA).

The next meeting, scheduled for March 12 at 7:30 p.m. in the Town Hall, current land uses will be reviewed with special attention given to identifying conflicts in existing uses.

All meetings are open to the public, and interested citizens are encouraged to attend.

**Public Service Announcement**

**FOR IMMEDIATE RELEASE**

**FOR MORE INFORMATION:** Libby Anderson - 946-8043

The Chocowinity Planning Board will meet on Thursday, March 12, to continue its work in updating the Town's Land Use Plan. The agenda for Thursday's meeting will include a review of current land uses in the Town. The meeting will be held at 7:30 pm in the Town Hall. The public is invited and encouraged to attend.

## Local Land Uses Will Be Reviewed At Thursday Meet

CHOCOWINITY — The Chocowinity Planning Board will review the town's land uses and concerns during a meeting scheduled for Thursday, March 12, at 7:30 p.m.

The meeting will be one in a series aimed at updating the town's land use plan, which was last prepared in 1981. The revision will be conducted under the Coastal Area Management Act.

At a meeting last month, the board reviewed statistics on population, housing and economy. This month's meeting will focus on the changes that have occurred in the town since 1981 and on the conflicts in existing and planned land uses.

The meeting will be held in the Town Hall. The public is encouraged to attend.

## Sewage Needs, Roads Top Town's Plans List

Lack of septic tank alternatives, roads and the Norfolk-Southern rail yard were identified as the three major land use concerns in Chocowinity by the town's Planning Board at a meeting March 12.

Every five years local governments are required to review existing land uses and develop a plan for land use for the next five years.

Planners noted that the lack of public sewage treatment facilities is the town's most serious land use concern. Poor soils in many areas of the community make installation of in-ground systems that meet health department requirements costly. The sewage problems is the town's greatest limitation to growth, planners said.

Many commercial or industrial concerns are unwilling to front the cost of expensive in-ground systems, said planners. The planners also said the town should try to obtain funds for construction of sewage treatment systems. There are tentative plans for the town to tie in with the City of Washington's sewage treatment

plant.

Planners said if the town could provide sewage treatment that the town would probably grow.

Officials said that it will then be important that the town have a comprehensive set of development controls in place to guide new development.

Highway U.S. 17 divides Chocowinity into two distinct halves, said planners. The highway is heavily traveled and is a major north-south truck route. Many trucks carry hazardous materials and planners said they were concerned over public health and safety should an accident occur. Planners were also concerned about rail traffic that passes through the Norfolk-Southern railyard. Planners said a rail accident risks fire or explosion and it was noted that a chemical spill could pollute local water supplies.

The Planning Board's meeting was the third in a series of meetings that will be held this year as the board updates the town's Land Use Plan. The board meets again April 9 at 7:30 p.m. at town hall. The public is invited.



Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889

**FOR IMMEDIATE RELEASE**

**FOR MORE INFORMATION - Libby Anderson - 946-8043**

**PUBLIC SERVICE ANNOUNCEMENT**

The Chocowinity Planning Board will meet on Thursday, April 9 to continue its work in updating the Town's land use plan. Included on Thursday's agenda will be a review of constraints to local land development. Thursday's meeting will be held in the Town Hall at 7:30 pm. All interested citizens are encouraged to attend.

## Chocowinity Panel To Discuss CAMA Land Use Plan Update

The Chocowinity Planning Board will meet at 7:30 tonight at the Town Hall to continue its work in updating the town's land use plan.

Tonight's agenda includes a review of physical limitations to local development. Planners will discuss how poor soils, the presence of flood plains and aquifer areas might constrain development in some places in the community.

The meeting will be the fourth

in a series of meetings the board will hold this year as it updates the land use plan in accordance with guidelines of the state's Coastal Area Management Act (CAMA). At previous meetings statistics on population and economy were discussed. Last month the board reviewed local land uses and discussed potential changes in land uses during the next five years.

The meeting is open to the public.

## Poor Soils Limit Growth For Town, Say Planners

Poor soils pose the greatest limitation to growth and development in Chocowinity, said the town's Planning Board.

Over 90 percent of the town has soils that have severe limitations for the siting of septic tank systems, said the board as it met recently to update the town's Land Use Plan.

In most respects, said the board, Chocowinity is "ripe for development," but until a public sewage treatment system is constructed or feasible alternatives to septic tanks are developed, growth will be slow, said the planners.

In addition to poor soils, said the planners, the presence of flood-prone areas may also pose a limitation to development. There are several floodplain areas in Chocowinity's extraterritorial area: along Choco-

winity Creek, Chapel Branch, Maple Branch, and an extensive flood-prone area along U.S. 17 north towards Washington.

Between 30 and 40 percent of the planning region is made up of prime farmland soils, noted planners who said agricultural officials are trying to preserve areas of prime farmland and, that when possible, these areas should be reserved for farming. According to state officials, the planning region has at least two important historic buildings (the Col. James Reading Grist house and Trinity Church) and one unique natural area — Chocowinity Creek from the N.C. 33 bridge to Chocowinity Bay.

The Planning Board will continue its work on the Land Use Plan at a May 14 meeting at 7 p.m. in the town hall. The meeting is open to the public.

Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

#### Public Service Announcement

The Chocowinity Planning Board will meet on Thursday, May 14 to continue its work in updating the Town's land use plan. The Board will begin to formulate policy on resource protection. Thursday's meeting will be held in the Town Hall at 7:30 pm. All interested citizens are encouraged to attend.

**CHOCO PLANNING BOARD**

The Chocowinity Planning Board will meet Thursday at 7:30 p.m. in the Town Hall. The board will meet to continue its work on the town's Land Use Plan. The board is updating Chocowinity's Land Use Plan in accordance with the guidelines of the state's Coastal Area Management Act. Planners will review the ability of the town's public facilities to meet service demands over the next five years. The board will also begin formulating policy statements on resource protection. All interested persons are invited.

## Chocowinity Planning Board Develops Policy Statements

The Chocowinity Planning Board has begun developing policy statements on land development issues.

Planners have agreed that preserving local creeks and wetland areas would be a goal for the town over the next five years.

The board has met five times this year update the Land Use Plan in accordance with the Coastal Area Management Act.

Chocowinity is expected to experience a population increase over the next 10 years. By 1990, the town is expected to have 1,000 residents. And by 1995, it is expected to have 1,500 residents.

Planners noted that rapid growth depends on construction of a wastewater treatment facility. Water supply and school

capacity appear adequate to serve residential demand over the next decade, they said.

But they cautioned that a new well would be needed by 1995 if the town wished to serve new industrial demand.

The board identified protecting water quality in the Pamlico River, present and future water supply and historic resources as important goals for the next five years.

The planners also agreed that the town should discourage development on lands that are unsuitable for construction.

The board will continue its work on the Land Use Plan at its June 4 meeting at 7:30 p.m. in the Town Hall. All interested persons are invited.

Mid-East Commission  
P. O. Drawer 1787  
Washington, NC 27887

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

**Public Service Announcement**

The Chocowinity Planning Board will meet on Thursday, June 4 to continue its work in updating the Town's land use plan. The Board will begin to formulate policy on resource management and economic and community development. Thursday's meeting will be held in the Town Hall at 7:30 pm. All interested citizens are encouraged to attend.

**CHOCO PLANNING BOARD**

The Chocowinity Planning Board will meet Thursday at 7:30 p.m. in the Town Hall. The board will continue its work on the town's Land Use Plan. Planners will begin formulating policy statements on resource production and economic and community development.



Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889  
June 12, 1987

**FOR IMMEDIATE RELEASE**

**FOR MORE INFORMATION - Libby Anderson - 946-8043**

### **Chocowinity Planners Meet**

The Chocowinity Planning Board met Thursday, June 4 to continue working on the Town's land use plan. Planners have been meeting since December reviewing data on land use, constraints to development, and socioeconomic statistics, in an effort to update the Town's 1981 comprehensive land use plan. On Thursday, the Board began drafting policy statements on resource management and economic and community development issues.

The Board has recommended that the Town adopt five policy goals in the area of economic and community development. As a first objective, planners suggested that the Town adopt a policy to support expansion of existing industry and recruitment of new industrial and commercial enterprises. Planners noted that as plans for a municipal sewer system progress, the Town is moving into a very favorable position to plan for new industrial and residential development. The Board emphasized the importance of designing the new wastewater system with adequate capacity to accommodate additional industrial and residential development over the next decade.

The Town has grown considerably in recent years and development is likely to increase to an even greater extent as a result of sewer construction. Thus, planners urged that the Town adopt a policy to provide for the orderly growth of areas in and surrounding Chocowinity. To achieve this objective, planners suggested that the Town revise the existing zoning ordinance, adopt subdivision regulations, and conduct an annexation feasibility study. Other community development policies the Board recommended were providing for adequate housing, preserving and enhancing the quality of life in Chocowinity, and promoting and enhancing tourism opportunities.

The Board will continue its work on the land use plan at its next meeting, Thursday, July 9. The Board meets at 7:30 pm in the Chocowinity Town Hall. All interested persons are encouraged to attend.

Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889  
June 30, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

**Public Service Announcement**

The Chocowinity Planning Board will meet on Thursday, July 9 to review the Town's Land Classification Map. The Board meets at 7:30 pm in the Town Hall. All interested persons are encouraged to attend.

**CHOCOWINITY PLANNERS**

The Chocowinity Planning Board will meet Thursday at 7:30 p.m. in the Town Hall to continue its work on updating the town's land-use plan. Planners will review the town's land classification map and determine what changes should be made in the map. Interested persons are invited.

Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889  
July 20, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

### **Chocowinity Planners Recommend Land Classification Scheme**

The Chocowinity Planning Board proposed several major changes to the Town's current Land Classification Map at its July 9 meeting. The Land Classification Map shows all land in the Town and its extraterritorial area classified into one of four categories: Developed, Transition, Rural, and Conservation. Developed land encompasses all land within the Town limits. Transition land denotes areas where growth is occurring or will be encouraged. Rural areas are areas where farming and forestry uses predominate. The Conservation designation has been given to land within 100 feet of Chocowinity Creek north of the Route 33 bridge, in an effort to limit development along the creek bank.

The Planning Board has been meeting since December to update Chocowinity's Land Use Plan. The Land Classification Map represents the final step in the update process and the Board will review the draft plan in completed form at its August meeting. The Board's August meeting is scheduled for Thursday, August 13 at 7:30 pm in the Town Hall. All interested persons are encouraged to attend.

Mid-East Commission  
P. O. Box 1878  
Washington, NC 27889  
August 10, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

**Public Service Announcement**

The Chocowinity Planning Board will meet on Thursday, August 13 to review the final draft of the Town's 1987 land use plan. Thursday's meeting will be held in the Town Hall at 7:30 pm. All interested citizens are encouraged to attend.

**CHOCO PLANNING BOARD**

The Chocowinity Planning Board will meet Thursday at 7:30 p.m. in the Town Hall to review the final draft of the town's 1987 Land Use Plan. All interested persons are invited to attend.

Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889  
August 17, 1987

**FOR IMMEDIATE RELEASE**

**FOR MORE INFORMATION - Libby Anderson - 946-8043**

### **Chocowinity Council to Review Land Use Plan**

Chocowinity planners ended eight months of work Thursday night when they voted to submit the Town's updated land use plan to the Town Council for approval. The Planning Board has been meeting since December to update the Town's land use plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA). CAMA regulations require that all coastal counties prepare comprehensive land use plans; municipalities such as Chocowinity have the option of preparing land use plans. State guidelines specify that land use plans be updated every five years; the Beaufort County Commissioners recently approved the County's draft land use plan update.

Chocowinity's land use plan outlines policy objectives covering topics such as resource protection, resource production and management, and economic and community development. Planners have recommended a variety of activities the Town could take to achieve its planning objectives. The Board has identified six actions of special importance: construction of a wastewater treatment system; adoption of subdivision regulations, extending the extraterritorial limit along U. S. 17 north, adopting a housing code; annexation of outlying areas; and developing a Town office-recreation complex near the present fire station.

Planners will ask the Town Council to approve the draft land use plan at the Council's September meeting. Copies of the plan can be obtained from the Mid-East Commission in Washington. Interested persons are invited to attend the Council meeting September 1 at 7:30 pm in the Chocowinity Town Hall.

## Chocowinity Planning Board Completes Land Use Plan

The Chocowinity Planning Board has completed preparation of an updated land use plan.

The plan, which the board has been working on since December, outlines policy objectives in areas of resource protection, resource production and management, and economic and community development.

The plan also identifies construction of a wastewater treatment system, adoption of subdivision regulations, extension of the extraterritorial limit along U.S. 17 north, adopting a housing code, annexation of outside areas and development of an office-recreation complex near the fire station as necessary or important objectives.

The planning board will submit the plan to the Chocowinity Town Board of Commissioners in September for approval.



Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889  
August 26, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

**Public Service Announcement**

The Chocowinity Town Council will meet Tuesday, September 1 to review the Town's preliminary Land Use Plan. All interested persons are encouraged to attend the Council meeting which begins at 7:30 pm in the Chocowinity Town Hall.

## Chocowinity's Town Board To Discuss Land Use Plan

The Chocowinity Town Board of Commissioners will review the town's preliminary land use plan, developed by the Planning Board over the last eight months, at Tuesday's meeting.

The commissioners can recommend changes in the plan. When approved by the board, it will be sent to state officials for review. In the late fall, a public hearing will be held and the board will adopt a final land use plan.

The plan is being updated to conform with the Coastal Area Management Act. The plan recommends several planning controls for the next five years including adoption of subdivision regulations, annexing property, housing rehabilitation and development of a town office and recreation complex.

The meeting will be held at 7:30 p.m. Tuesday at the Chocowinity Town Hall.

## Chocowinity Council Okays Preliminary Land Use Plan

CHOCOWINITY — The Chocowinity Town Council has approved a Draft Land Use Plan for the community at its September 1 meeting.

The Council had requested last fall that the Planning Board begin updating Chocowinity's 1981 Land Use Plan. The Planning Board has been working on the update since December, following the guidelines of the state's Coastal Area Management Act. Technical assistance was provided by the Mid-East Commission of Washington.

The town's 1987 Preliminary Land Use Plan includes strategies the Planning Board re-

commends to attain policy goals: extension of the one-mile extraterritorial planning jurisdiction, adoption of subdivision regulations, annexation of several developed areas outside of town, and developing a town office-recreation complex.

Chocowinity's Preliminary Land Use Plan will now be submitted to officials of the state for review. A public hearing and final adoption of the plan by the Town Council is anticipated for late fall.

Copies of Chocowinity's Preliminary Land Use Plan are on file with the town clerk and are available for review.

Mid-East Commission  
P. O. Box 1787  
Washington, NC 27889  
December 7, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

**Public Service Announcement**

The Chocowinity Planning Board will meet on Thursday, December 10 to review the final revisions to the Town's 1987 land use plan. Thursday's meeting will be held in the Town Hall at 7:30 pm. All interested citizens are encouraged to attend.

**CHOCOWINITY LAND PLAN**

The Chocowinity Planning Board will meet at 7:30 p.m. today to discuss final revisions to the town's 1987 Land Use Plan required under the Coastal Area Management Act. A draft plan was completed in September. The meeting is open to the public.

**NOTICE OF PUBLIC HEARING**  
**TOWN OF CHOCOWINITY CITIZENS**  
The Town of Chocowinity will receive public comment on the Town's 1987 CAMA Land Use Plan Update on Tuesday, February 2 at 7:30 pm in the Chocowinity Town Hall. The plan outlines policies on land use and development that the Town will follow over the next five years and classifies land in the Town according to the guidelines of the state's Coastal Area Management Act (CAMA). Copies of the plan are available for review at the Chocowinity Town Hall from 8:30 am to noon and from 1:00 pm to 5:00 pm, Monday through Friday.  
The Honorable Charles A. Williamson, Mayor  
Town of Chocowinity  
12-31 1tc

## Chocowinity's Land Use Plan To Reach CRC On Thursday

RALEIGH — The Coastal Resources Commission (CRC) will discuss Chocowinity's land use topics and review contested cases at its meeting Feb. 4-5 in Beaufort.

During the session Thursday morning, the commission will consider a permit appeal to allow construction of a pier in Carteret County. Requests to reduce civil penalties for two violations in Carteret County will also be considered. At 1:30 p.m. the commission will hold concurrent committee meetings.

The Planning and Special Issues Committee will discuss the comments made during a

public hearing on the proposed designation of the Buxton Woods as an area of environmental concern (AEC) and review land use plan updates for Washington County, Chocowinity and Atlantic Beach, and the draft plan update for Dare County.

The committee will also hear reports on plans for Beach Sweep '88, a coastwide cleanup to be held Sept. 24, and Emerald Isle's stormwater planning project.

The Implementation and Standards Committee will hear a status report on updating the ocean-front erosion rates, discuss possi-

ble changes in the commission's bylaws related to contested case procedures and review public comments on a proposed rule change that would make the AEC nomination timetable consistent with the Administrative Procedures Act. Placing signs in public waters and revisions of the civil penalty schedule will also be considered.

On Friday, the CRC will hear reports from the committees and an update on the red tide.

The Coastal Resources Commission will meet at the Duke University Marine laboratory on Pivers Island in Beaufort. All sessions begin at 9 a.m. and are open to the public.

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